

Purpose

The purpose of an Area Structure Plan (ASP) is:

- ❑ to address site or neighbourhood specific land use issues and formulate a planning framework to guide long term development within a specific geographic area, as Area Structure Plan (ASP) areas may contain either portions of developed or undeveloped land or any combination of both.
- ❑ to comprise an integrated planning unit, by establishing a coordinated vision for the future development of the broader area, rather than by encouraging piecemeal development.
- ❑ to explore alternate approaches to development on a comprehensive “neighbourhood” basis.

Composition of the ASP

The ASP will:

- Identify the proposed future uses of the site and the form and character of the future uses,
- Ensure the safe use of the site, and
- Provide for a servicing plan of the site.

The secondary planning issues will include:

- Design layout concepts,
- Provide detailed information about the site,
- Potential landscaping plans,
- The use of additional development permit guidelines required for the site,
- Road layout, and
- The best use analysis and suggested density.

Completed Product

The plan will be responsive to the interests of individual property owners, the development regulations of approving agencies, and the objectives and policies of the District of Peachland Official Community Plan. Upon completion, the District of Peachland Council will consider the plan as an amendment to the applicable Official Community Plan bylaw.

Plan Area

The Lower Princeton Area Structure Plan will apply to approximately 24.81 ha (61.30 acres) of lands. The site is currently divided into 41 individual parcels of land as shown on the attached map. The site is generally accessible from an arterial road, Princeton Avenue and a highway, Highway #97.

Lower Princeton Area Structure Plan
Terms of Reference

Current OCP Designation: Medium Density Residential

The Medium Density Residential designation identifies densities that are not to exceed 50 units per hectare and a maximum height of 3 storeys. Multiple family housing forms such as townhouses, apartments and other innovative forms such as cluster housing, compatible with the natural attributes of the proposed site, are also encouraged.

Current Zoning Classification: This area is zoned with five types of residential zones and two commercial zones, broken out as follows:

Residential Uses

Zone	Use	Parcel Sizes
RR-1 (Rural Residential)	Single family residential	0.4 (1 Ac) to 0.8 Ha (2 Ac)
RR-2 (Rural Residential)	Single family residential	0.2 (0.5 Ac) to 0.4 Ha (1 Ac)
R-1 (Single Family Residential)	Single family residential	0.08 (.20 Ac) to 0.4 Ha (1Ac)
R-2 (Duplex Residential)	One duplex per lot Single Family residential	0.08 (.20 Ac) to 0.4 Ha (1Ac)
R-3 (Multiple Residential)	Ground oriented multiple unit residential	0.2 (0.5 Ac) to 0.3 Ha (.75 Ac)

Commercial Uses

Zone	Use	Parcel Size
C-3 (Highway Convenience Commercial)	Various highway commercial uses	0.16 (0.4 Ac) to 0.2 (0.5 Ac) Ha
C-5 (Resort Commercial)	Hotel/motel	0.2 (0.5 Ac) to 0.3 Ha (.75 Ac)

Contents of the Area Structure Plan

Recommendations for Official Community Plan and Development Permit Area designations and other recommended bylaw or regulatory will guide the servicing and development of the neighbourhood.

The ASP shall address a wide range of factors in considerable detail including, but not limited to the following:

Lower Princeton Area Structure Plan
Terms of Reference

- Land use types, locations and densities;
- Transportation network;
- Sewer, water and drainage services;
- Gas, power and other utilities routing;
- Neighbourhood commercial locations;
- Environmentally sensitive areas and natural features;
- Streams, ponds, wetlands;
- Heritage and archaeological features;
- Natural drainage corridors;
- Steep slopes and other hazardous areas;
- Phasing of development;
- Building and landscaping design details,
- Consideration for the provision of affordable housing.

The final plan content will be determined by the land uses and servicing proposed, but is anticipated to include the details outlined in Appendix A attached to this report.

Process

The ASP is to be conducted by professionals accredited in British Columbia, with experience in hillside development and urban servicing standards, and will:

- Involve a comprehensive planning and engineering analysis of issues pertinent to development;
- Reflect a design process that is sensitive and responsive to the site, to geotechnical and environmental conditions, and to visual impacts from the established community;
- Involve and respond to the interests of property owners, the public, District of Peachland appointed commissions and committees, staff, applicable government and service agencies, and approving authorities including the District of Peachland.

Staff of the District's Planning Department will provide advice to the professional consultants retained by the ASP proponents, on the basis of information on file and their understanding of development practices accepted in the District.

Key to the process is the involvement of the public in the development of the ASP. The community will be invited to participate from the onset of the process. The following details the sequence of public involvement and the purposes for these sessions.

- Letter outlining the process and a copy of the Terms of Reference to be sent to all the property owners in the study area
- Initial Open House Session
- Public orientation subsequent to the initial land analysis and policy review. This session will provide the community with a broad understanding of the physical and historical characteristics of the study area
- A request for volunteers to participate in a 'Citizens Advisory Group'
- Exit survey to identify the broad community Plan outcome goals
- Visioning Workshop

Lower Princeton Area Structure Plan
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- Interactive workshop sessions to formulate a listing of principles key to the interests of the existing residents
- Generally identify the public priorities, goals and expectations
- Liaison with Special Interest Groups
- Interact with local neighbourhoods, naturalist groups, outdoor recreation groups, tourism interests, and others
- Draft Plan Open House
- Provide feedback to the broader community on Stages 2 & 3 of the public information exchange process
- Propose schematic servicing approach and land use patterns including parks and open space
- Final Plan Open House
- Present the final draft plan to the community
- Undertake an exit survey to assess the public's review of the Plan's achievement of the envisioned goals
- Public Hearing
- The Public Hearing is the statutory opportunity for the public to advise on the plan

Administrative Conditions

The proponents are responsible for any external consulting services that may be required. These will be billed from the District of Peachland as incurred. The development of the ASP will be funded 100-percent by the proponents.

The District of Peachland, the proponents, and the consultants are expected to be involved in assessing development options, in being mutually aware of all major decisions or issues, and in undertaking the coordination of project meetings and timelines.

All materials for public comment and/or review by applicable agencies are to be submitted in a professional format by the consultant team member(s) accredited in the respective field of expertise.

Consulting Team

In order to incorporate the appropriate information into the planning process and to produce the information necessary for Official Community Plan amendments, the study team shall include, but not be limited to:

- A professional engineer with geotechnical and civil expertise;
- A professional engineer with expertise in traffic assessment, planning and analysis;
- A professional forester with forest hazard assessment and abatement expertise;
- An expert in archaeological assessment;
- An accredited urban designer experienced in site planning, in application of Visual Quality Assessment, in application of development permit area guidelines, and in site remediation, and;
- A professional biologist with experience in dry forest ecosystems, and in environmental site assessment, in site planning and in environmental development permits area guidelines.

Time Frame

Experience indicates that plans similar to this require, at minimum 8 to 10 months to complete. This time frame assumes that all work is completed and coordinated promptly, and that design is based on existing proven urban development standards and regulatory measures.

Appendix A: Anticipated Content of the Area Structure Plan

The following information listed below should be provided in conceptual form for the entire area, and in detailed form for areas identified as initial (five year) phase of development.

I Inventory and Options

- Land Use
- Existing land use, zoning, and Development Permit Area designations both within the plan area and on adjacent lands
- Existing buildings and structures
- Proposed and/or approved future land uses on adjacent lands.
- Biophysical Resources and Topography
- Water features, streams, wetlands, designated stream flood elevations
- Natural drainage patterns
- Slope analysis (less than 10%, 10% to 20%, 20% to 30%, 30% to 40%, over 40%), high points, and low points.
- Soil characteristics and stability
- Natural and development hazards such as wildfire, flood, instability
- Identification of the site's opportunities and constraints
- Developable nodes and alternative land use attributes of each node.
- Wildlife and Fish Habitat issues, if applicable
- Overall ecosystem classification and mapping including tree cover.
- Location of environmentally protected species,
- Key wildlife habitats and corridors, important environmental factors that development will accommodate.
- Special Features, if applicable (archaeological, heritage and cultural features)
- Contaminated areas
- Management of special features
- Transportation (including roads, cycling and pedestrian routes)/Utility Corridors
- Existing conditions and corridors, future networks and standards
- Capacity and constraints of existing transportation routes
- Optional points of access to provincial highways and collector roads
- Existing and future anticipated utility corridors.
- Services/Facilities
- Water supply and Sewage trunk mains and treatment (type, location, capacity)
- Proposed phasing of on and off site services, expansions and improvements.

II Assessment

The plan should include a detailed assessment of the opportunities, requirements and limitations within the plan area based upon:

- The information gathered as part of the Inventory outlined in I,
- Input from the public, District committees, staff, the District Council, and regulatory agencies
- Application of best hillside management practices, current policies and hillside development standards
- Alternative standards proposed in the ASP hillside lands
- Use of the Environmental Best Management Practices for Urban and Rural Land Development

III Final Concept

The final plan must include statements regarding all of the following:

- An overview of the proposed development in the form of a site plan and accompanying text. The final site proposal should include:
 - The proposed land use mix including type, location, density, directions for possible affordable housing and any other key development parameters,
 - Development conceptual layout and phasing.
 - Proposed road, pedestrian and cycling network.
 - Proposed parkland, recreation facilities, trails, and management of archaeological sites, if applicable.
- A summary of the public consultation and a discussion of the responsiveness of the plan to that public input.
- Rationale and justification for all key development decisions.
- Outline of the nature and extent of all anticipated impacts as determined through the plan process and the measures required to prevent, reduce, or mitigate those impacts.
- Urban design reference – general priorities for Development Permit consideration

IV Specific Reports

The following specific reports must be provided, and existing reports may, in whole or in part provide the necessary analysis in the ASP:

- Traffic assessment and conclusions as prepared by a professional engineer experienced in traffic analysis registered in the province of BC. [There may be reference to the District of Peachland Road Network Plan: 2004].
- Geotechnical assessment and conclusions regarding general stability and falling rock hazard as prepared by a professional engineer experienced in geotechnical analysis registered in the province of BC.
- Environmental site assessment, conclusions and development criteria as prepared by a registered professional biologist experienced in dry forest habitat, in environmental site assessment and site planning for development.
- Archaeology protection measures and contaminated site measures as prepared by the accredited professional members of the consultant team, if applicable.

- Other reports as required by approval agencies to review area structure plan proposals.

An application must be made for Official Community Plan bylaw amendments including proposed land use designations, network roads, servicing proposals, and development permit area designations.

V Development Impact Assessment

The combined impact of the development of the plan area is provided to demonstrate the implications of growth in this sector of Peachland. This component of the plan will address the impact of the following, among other topics, environmental impact, traffic impact, sightline impact, construction impact, civic financial impact, and tourism impact.