Planning and Development Services

Current Projects
September 2015
Background:
.2 Zoning Amendment Bylaw 2014, adopted October 11, 2011 created the CD-7 Ponderosa Community Zone to guide the redevelopment of the Ponderosa Golf Course (159 ha) and 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.
.3 Phased Development Agreement Adopted October 13, 2011
.4 The initial Development Permit was approved on November 8th, 2011. (Phase 1A)

Next Steps:
.1 The Ponderosa Development is currently completing a 69-unit residential strata development referred to as “The Trails” in the area indicated on the map below.
Background:
.1 The Ponderosa Trails development is a 69-unit residential strata development to be contained in 17 townhouse style buildings.
.2 Development Permit Phase 1A was approved on November 8th, 2011.
.3 To date the subdivision of strata lots, Phases 1 to 5 (34 units) have been filed and approved.
.4 34 units contained in nine buildings have been issued occupancy Permits

Next Steps:
.1 Submission of fees to satisfy Development Permit Phase 1B and 1C provisions;
.2 Building Permit applications for next phases (7 – 9); and
.3 Subdivision application for each further strata plan phase approval for phases 6 – 9.
Ponderosa: Somerset Road Closure
4000 Ponderosa Drive

Background:
.1 All Utilities to be placed in the realigned right of way and road construction to be completed to District requirements.
.2 There has been no recent activity on this project

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

**Background:**
.1 CD-10 New Monaco Neighbourhood Comprehensive Development Zone adopted October 28th 2014.
.2 Additional areas of current review:
   .1 Neighbourhood Housing Plan,
   .2 Parks Master/Phasing Plan,
   .3 Parks Design Guidelines & Construction Standards.

**Next Steps:**
.1 Applicant working with the Ministry of Transportation (MOTI) on access issues.
.2 The applicant is working with the District on technical servicing issues and additional details of proposed Neighbourhood Design Guidelines, Housing and Parks plans.
Background:

.1 Proposed 97-unit Multi-Family Residential Development

.1 An Application has been submitted to rezone 5930 Columbia Avenue from A-1 Agricultural Zone, to R-3 Multi-Family Residential Low Density Zone.

.2 4596 Princeton Avenue is already zoned R-3, Multi-Family Residential – Low Density.

.2 A public information meeting was held on March 26, 2013

.3 A DP application was received in November 2014

.4 The Applicant is working with the District on servicing requirements.

Next Steps:

.1 Additional information required from Applicant prior to proceeding to Council review.

.2 Council consideration of the Form and Character Development Permit will be coordinated with the adoption of the Zoning Bylaw amendment.
Background:
.1 An application to amend zoning from RR-1 Rural Residential, to R-3 Multi-Family Residential – Low Density, to permit development of 52-unit Low Density Multi-Family townhouse-style units in 21 buildings.
.1 Public information meeting held March 26, 2013
.2 The DP application was received August 2014.
.3 The rezoning received 1st and 2nd readings on July 14, 2015.

Next Steps:
.1 Public hearing date for rezoning will be advertised at a later date.
.2 Letters will be mailed to properties within 100 meters of the proposed development to advise of the Public Hearing Date.
.3 Council consideration of the Development Permit will be coordinated with adoption of the Zone Amending Bylaw.
**New Town Planning (Princess Street)**

5976 Princess Street  
Lot 9, Plan 117, and Block 29, Plan 125, DL 490

**Background:**

.1 Initial Zone Amending and Development Permit applications submitted proposed 100-unit Multi-Family Residential units contained in four (4) buildings. The applicant has since proposed a complete reconfiguration of the proposed development reducing the number of units from 100 to 56 in 14 townhouse style buildings.

.2 A new DP application was submitted on October 8th 2014, DP14-07 replaces the original application.

.3 The Zone Amending Bylaw has received 3rd Reading.

.4 The Ministry of Transportation and Infrastructure has approved the zoning bylaw amendment.

.5 The applicant continues to work with the District on servicing issues.

**Next Steps:**

.1 Council consideration of the Development Permit will be coordinated with adoption of the Zoning Bylaw amendment.
Tabletop Mountain Resort
Formerly Trepanier Manor
5126 Mackinnon Road Lot 1, Plan 26239, DL 1174

Background:
.1 58-unit Hotel and 20 Single Family Cottages.
.2 Trepanier Manor Comprehensive Development Zone CD-6 was Adopted December 9, 2007 and was replaced by the CD-9 Tabletop Mountain Resort Comprehensive Development Zone in 2013.
.3 The show home cottage and secondary building have been completed.
.4 There has been no recent activity on this project.

Next Steps:
.1 A new Development Permit must be approved prior to proceeding with building permit applications.
**Background:**
1. 60-unit, 4 Story Resort Commercial (Hotel) building.
2. Development Permit approved October 25, 2011 subject to MOTI approval of access to Highway 97.

**Next Steps:**
1. Completion of “No Build Covenant” required by MOTI until highway access is completed.
2. MOTI and Developer’s Engineer working together to complete and engineered drawings of the required protected “T” intersection.
Background:
.1 42-unit Multi-Family Residential Development proposed for R-3 Multiple Residential – Low Density zoned property.
.2 Applicant met with District staff in 2015 to reopen the Development Permit Application with concept for site access.
.1 There has been no recent activity on this project.
Background:
.1 24 Single Family Dwelling Lots.
.2 An application has been submitted to amend zoning from A-1 Agricultural Zone to R-1 Single Family Residential Zone.
   .1 Applicant working with staff on alternate site layout based on natural terrain and compatibility with neighbourhood.
Background:
.1 The Zoning amendment from P-2 Community Institutional Zone to R-3 Multi-Family Residential – Low Density Zone was adopted on September 9th 2014.
.2 The District donated the land to Habitat for Humanity to facilitate construction of six (6) affordable housing units in three (3) buildings.
.3 The District has waived a number of fee requirements, and varied some of the Subdivision and Development Servicing Bylaw standards to accommodate the project.
.4 Development Permit approved September 9th 2014.
.5 A building permit has been issued for 6 units.
.6 Habitat for Humanity ground works are underway.
.7 Construction of four (4) of six (6) units are underway.

Next Steps:
.1 Sanderson Avenue road closure and dedication of the travelled road is being addressed.
Background:

1. A request was made to amend the sublease and increase the existing marina lease to include additional slips and moorage for the Peachland Marine Rescue Boat.
2. The Sublease Modification Agreement was approved on November 25th 2014.
3. The Development Permit for work in the water was approved on November 25th 2014.
4. Installation of works have been completed.
Background:
.1 Preliminary Layout Review Letter issued to outline the requirements to create one additional single-family residential lot.

Next Steps:
.1 Applicant to complete Preliminary Layout Review requirements and submit for final subdivision approval.
.2 Registration of the subdivision plan at the Land Titles Office.
Background:
.1 A Preliminary Layout Review Letter (PLR) has been issued to outline the requirements to create an additional single-family residential lot from the 4.35 ha (10.75 ac) parent property zoned A-1 Agricultural Zone.

Next Steps:
.1 Applicant to complete the PLR Requirements and submit for final approval of subdivision.
.2 Registration of the subdivision plan at the Land Titles Office.
Planning Projects

Zoning Bylaw Revision

District of Peachland
Bylaw 2100

Background:
.1 Zoning Bylaw No. 2100 received 1st Reading on October 28\textsuperscript{th} 2014.
.2 Referrals were sent to various Ministries and Agencies for review and comment.
.3 Staff are reviewing agency and legal review comments.

Next Steps:
.1 Propose to proceed to public meetings and Council considerations in Fall of 2015
Upper Princeton Avenue – Area Sector Plan

Background:
.1 Terms of Reference Drafted

Next Steps:
.1 Awaiting Senior Government funding approval to facilitate development.

Senior’s Aging In Place Project
Between 5th and 6th Street, Highway 97 and Lane

Background:
.1 Community driven project.
.2 UBCO study completed.
.3 Land assembled.
.4 Concept plans drawn.

Next Steps:
.1 Awaiting Senior Government funding approval to facilitate development.
### Housing Action Plan
**Background:**
1. Council direction to prepare a Housing Action Plan, including amendments to the OCP to support creation of the Action Plan, an Affordable Housing Contribution Policy and a Housing Opportunities Reserve Fund based on direction provided on March 25\textsuperscript{th} 2014 at Committee of the Whole.

**Next Steps:**
1. Staff will be developing policy.

### Regional Growth Strategy
**OCP Amendment**

**Background:**
1. Adopted by the Regional Board – June 23\textsuperscript{rd} 2014

**Next Steps:**
1. Review of OCP Regional context statement.

### Community Energy Emission Plan

**Background:**
1. Community Wide Energy Program: BC Hydro Power Smart

**Next Steps:**
1. Ongoing.

### District Energy System Planning

**Background:**
1. Ongoing communication with Terasen Gas, BC Hydro and the Community Energy Association, per implementation with new development.

**Next Steps:**
1. Ongoing.
Mayor’s Task Force on Climate Change

Background:
.1 Monthly meetings to provide advice to the Planning Department to facilitate community-wide involvement in climate change.

Next Steps:
.1 Ongoing

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.