Planning and Development Services

Current Projects
May 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 4 (32 units) have been filed and approved.
.4 34 units contained in nine buildings have been issued occupancy Permits
.5 Registration of the strata subdivision plan for Phase 5 (the former show home) has been submitted for approval.
.6 The Applicant has applied to revise the “Form P” from 8 phases to 9 phases.
   .1 Submission of fees to satisfy Development Permit Phase 1B and 1C provisions;
   .2 Building Permit applications for next phases; and
   .3 Subdivision application for each further strata plan phase approval.
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 Technical servicing issues with the District.
.3 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 Strata Development
   .1 A Rezoning Application has been submitted for 5930 Columbia 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 District is working with the applicant on servicing requirements.

Next Steps:
.1 Additional information required from Applicant prior to proceeding to Council review.
.2 Council consideration of the 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 Low Density Multi-Family strata townhouse-style units in 21 buildings.
.1 Public information meeting held March 26, 2013
.2 The DP application was received August 2014.

Next Steps:
.1 Additional information required from the Applicant prior to proceeding to Council for review.
.2 Council consideration of the Development Permit will be coordinated with adoption of the Zoning Bylaw amendment.
Background:
.1 Initial Zoning and Development Permit applications submitted proposed 100 unit Multi-Family Residential Strata units contained in four (4) buildings. The applicant has since (DP14/07) proposed a complete reconfiguration of the proposed buildings with a reduction in the number of units from 100 to 56 in 14 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 on access to Hwy and Restaurant

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 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 March 2014 to reopen the Development Permit Application with new design concept.
.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.
.3 The application is on hold as per Applicant request.
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.

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 are underway.
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.

Background:

.1 Application for Preliminary Layout Review for the creation of one additional single family lot from the 0.877 ha (2.167 ac) parent lot zoned R-1 Single-Family Residential Zone.
.2 Staff sent referrals out for agency comment and a request for additional information.
Planning Projects

Zoning Bylaw Revision

District of Peachland
Bylaw 2100

Background:
.1 Zoning Bylaw No. 2100 received 1st Reading on October 28th 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 June of 2015.
.2 Project anticipated to be completed in 2015.
**Upper Princeton Avenue – Area Sector Plan**

**Background:**
.1 Terms of Reference Drafted

---

**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, test amendments to the OCP to support creation of the Action Plan and an Affordable Housing Contribution Policy and Housing Opportunities Reserve Fund based on direction provided on March 25th 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 23rd 2014

**Next Steps:**
.1 Review of OCP Regional context statement to be completed in 2015

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.