CURRENT PROJECTS
MARCH 2017
New Projects
Background:

1. Application made to create two new lots at 6238 Lipsett Avenue

Next Steps:

1. Development Permit for Steep Slope required to accommodate driveway.
2. After DP is approved staff will prepare the Preliminary Layout Review Letter (PLR).
Background:

2. Referral sent to Ministry of Transportation regarding commercial access on February 27 2017.

Next Steps:

1. Wait for Ministry to reply to referral with stipulations to amend the access permit
2. An initial review letter will go out asking for supplemental information or clarification if required.
ONGOING PROJECTS

SINCE AUGUST 2016 REPORT

CHANGES IN BOLD
Background:

1. Proposed Zoning amendment from R-1 Single Family Residential to a Mixed Use Commercial Residential Zone.


3. A Development Review Letter was provided to the Applicant on May 18, 2016.

Next Steps:

1. The Applicant undertook public notification and consultation on March 9th. Feedback with respect to the public comments will be attached to the Staff report for Council consideration of Bylaw Readings and forwarding to Public Hearing.
Background:

2. An Application has been submitted to amend the OCP for a portion of the lot from Rural to Low Density Residential and Zoning from A-1 Agricultural Zone to R-1 Single Family Residential Zone.
   
   1. Applicant met with staff to review OCP and Zoning amendment submission.
   
   2. Referrals have been sent to Agencies for comment.

Next Steps:

1. Applicant will host a public information meeting to gather feedback prior to application proceeding to Council for recommendation.
2. Staff will evaluate the Agency comments and prepare an OCP and Zoning Bylaw Amendment report for Council recommendation.
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

Background:

Next Steps:
1. Applicant required to hold a Public Information meeting prior to application proceeding.
Peachland Senior’s Support Society Affordable Housing Project
Between 5th and 6th Street, Highway 97 and Lane

Background:
1. Senior Government funding approval to facilitate development was received November 2015.
3. Lane Closure Adopted.
4. Lease Approved.
5. Public Information Meeting was held on February 9th, 2017

Next Steps:
1. Zoning amendment to proceed to Council for 1st and 2nd reading.
Background:

2. An application has been submitted to amend zoning from A-1 Agricultural Zone to R-1 Single Family Residential Zone.
3. Applicant is working with staff on alternate site layout based on natural terrain and compatibility with neighbourhood.
4. Referrals sent out.

Next Steps:

1. Staff to compile referral responses and draft a report to Council.
2. Applicant will host a public information meeting.
Background:

1. An application has been submitted to subdivide the RR-1 (Rural Residential) zoned property into 3 large lots.
2. Applicant met with staff to review the subdivision submission.
3. Referrals have been sent to Agencies for comment.
4. Applicant has submitted revised civil engineering drawings for review.
5. Staff will evaluate the project for compliance and prepare a Preliminary Layout Review Letter (PLR) has been issued with requirements for the Applicant to achieve subdivision.

Next Steps:

1. Applicant is working with an engineer to address the requirement of the Preliminary Layout Review Letter.
Background:

1. An application has been submitted to amend the zoning of a portion of the lot from A-1 Agricultural Zone to R-1 Single Family Residential Zone.
2. Applicant met with staff to review zoning amendment and subdivision submission.
3. Referrals have been sent to Agencies for comment.
4. Zoning application received 1st and 2nd readings on August 9th, 2016.
5. Zoning Amendment received Public Hearing on November 13th 2016.
7. Preliminary Layout Review Letter (PLR) was issued to Applicant.

Next Steps:

1. Applicant and an Engineer are working on PLR Requirements.
APPROVED PROJECTS
New Town Planning (Columbia Avenue)
5930 Columbia Ave & 4596 Princeton Ave
Block 14, Plan 125, D.L. 490 & Block 39, Plan 125, D.L. 490

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 the Technical Development Permit and servicing requirements.
5. Technical Development Permit approved by the Director of Planning and Development Services.
6. Public Hearing on December 13, 2016
7. Development Permit and Zoning Adopted February 14, 2017

Next Steps:

1. Applicant is required to provide securities, servicing agreement and work with an engineer to construct infrastructure.
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

Background:
1. A application to amend zoning from RR-1 Rural Residential, to R-3 Multi-Family Residential - Low Density, to permit development of proposed 52-unit Low Density Multi-Family townhouse-style units in 21 buildings.
2. Public information meeting held March 26, 2013
3. The DP application was received August 2014.
4. The rezoning received 1st and 2nd readings on July 14, 2015.
5. Public Hearing was held on September 29, 2015
6. 3rd reading was reconsidered on October 27, 2015
7. The Technical DP was approved December 1st 2015
8. Received Ministry of Transportation and Infrastructure approval
9. Zoning Bylaw #2052 was adopted on October 11, 2016.
10. Development Permit DP14-03 Form & Character approved October 11, 2016

Next Steps:
1. The Applicant is working on the requirements to meet the issuance of the Technical Development Permit.
2. Council consideration of the Form and Character Development Permit will be coordinated with adoption of the Zone Amending Bylaw.
3. Two parcels are required to be consolidated
4. Requirements of Technical & Form & Character DP are required to be addressed.
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.


4. The initial Development Permit was approved on November 8, 2011. (Phase 1A)

Next Steps:

1. The Ponderosa Development is currently completing a 69-unit residential strata development referred to as “The Trails”.
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 8, 2011.
3. To date the subdivision of strata lots, Phases 1 to 7 (40 units) have been filed and approved.
4. 40 units contained in eleven 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 (8-13).
3. Subdivision application for each further strata plan phase approval for phases 8-13.
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

**Z12-1,022**  
S16-01

**Background:**

2. Initial application for Preliminary Layout Review (subdivision) received and in process

**Next Steps:**

1. The Applicant is working with the Ministry of Transportation (MOTI) on access issues.
2. The applicant is working with the District of technical servicing issues and additional details of proposed Neighbourhood Design Guidelines, Housing and Parks plans.
New Town Planning (Princess Street)
5976 Princess Street
Lot 9, Plan 117, & Block 29, Plan 125, D.L. 490

Z05-1,007
DP05-10,008
DP14-07

Background:

1. Proposed 56-units in 14 townhouse style buildings.
2. Council adopted the zone amending bylaw on September 28th 2015 and approved with the Technical and Form and Character Development Permit. (R-3)
3. The applicant continues to work with the District on servicing issues.
4. MOTI has provided preliminary approval of the proposed Hawkes Street design. A MOTI road works permit will follow.

Next Steps:

1. The Applicant is working on the requirements to meet issuance of the Technical and Form & Character Development Permits as well as the Works and Services Requirements.
Tabletop Mountain Resort
Formerly Trepanier Manor
5126 Mackinnon Road, Lot 1, Plan 26239, D.L. 1174

Background:

2. The CD-9 Tabletop Mountain Resort Comprehensive Development Zone was approved 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.
Planning Projects
Official Community Plan Bylaw Revision

Background:
1. Official Community Plan Renewal Project Plan was presented to Council for information on April 12, 2016.
2. Communications and Public engagement was undertaken in May and June 2016.
3. “Did We Get It Right” Feedback underway.

Next Steps:
1. Draft Plan under way to be consulted on in Spring 2017.
Housing Action Plan

Background:
1. Council direction to prepare a Housing Action Plan, including amendments to 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 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 23, 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
Direct 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 and Operations 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.