OFFICIAL COMMUNITY PLAN

Bylaw No. 2220, 2018

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1.0 INTRODUCTION & COMMUNITY VISION

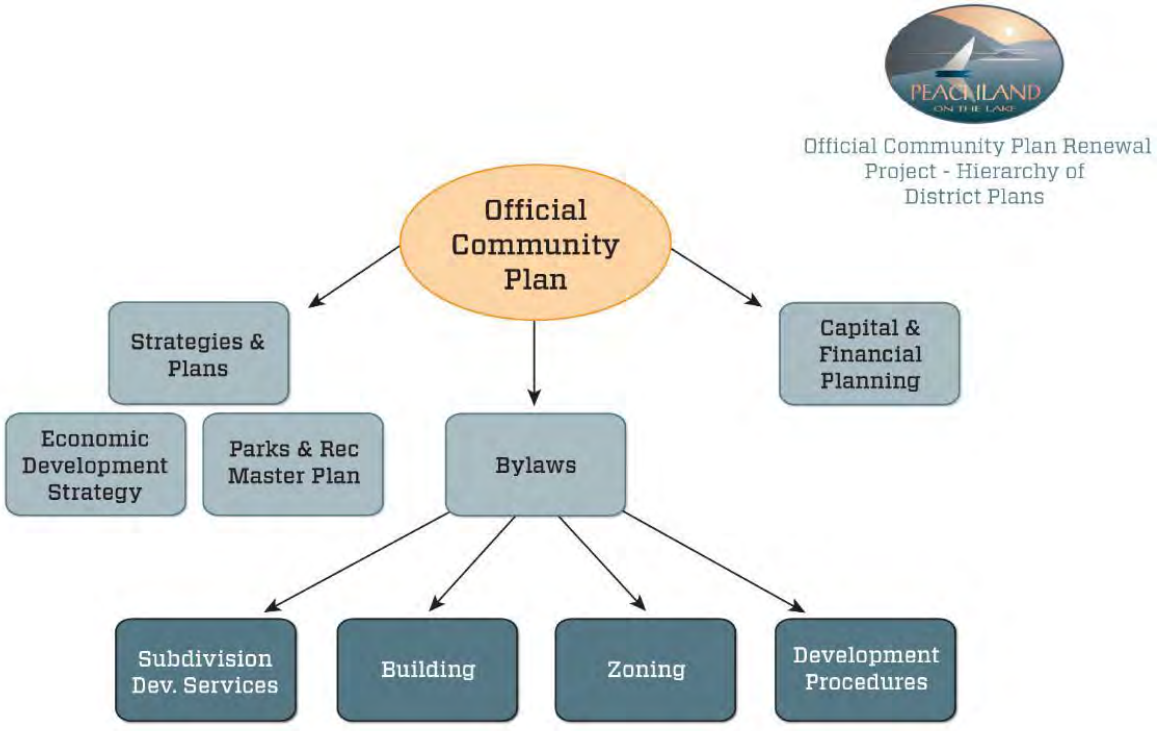
DISTRICT OF PEACHLAND MISSION STATEMENT

“Our Mission is to provide our taxpayers, residents and businesses with affordable quality services and to keep them apprised of and engaged in District affairs by conducting ourselves in a transparent way.”

1.1 WHAT IS AN OCP?

The Official Community Plan (OCP) is the overarching visionary document for Peachland; it provides a framework for decision-making based on long-term objectives and policies intended to guide decisions on planning and land use management with respect to the purposes of local government. OCP standards and best practices guide Council’s decisions on proposed new housing, business and industrial developments, sustainability, environmental priorities and transportation directions. An OCP provides overall direction for other District plans, strategies and regulatory bylaws. Figure 1.0 illustrates how the OCP relates to other plans and strategies.

Figure 1.0 – Hierarchy of District Plans



The OCP helps to manage and coordinate change within the community. Effective long-term planning ensures:

- Quality of life is maintained and improved;
- There is a clear vision for the future that reflects what the community wants;
- Economic development is coordinated and supported;
- More certainty about where development will occur, what it will be like, when it will happen, and how costs of development will be met.

An OCP incorporates a community's identified desires for the future and assists Council to make land use decisions that are consistent with these interests. The OCP guides decisions about where people will live, work and play. Without an OCP, decision making at the individual level could result in incompatible land uses being located side by side. The document also forms the basis for municipal implementation tools such as zoning bylaws and capital expenditure plans.

1.2 SCOPE & CONTENT

The Official Community Plan Renewal Project is intended to:

- Refresh the community's vision for development over the next twenty years
- Enable development and land use decisions to be guided by an accurate accounting of that vision
- Update background data (e.g. population and growth statistics)
- Update the Regional Context Statement as required by legislation
- Update policies to reflect changes in federal and provincial legislation
- Facilitate appropriate use of the governance tools provided under the *Community Charter* and the *Local Government Act*
- Result in the replacement of District of Peachland OCP Bylaw No. 1600 adopted April 10th, 2001
- Inform regional planning processes
- Inform the District's infrastructure and financial strategies

OCP content is informed by:

- Community aspirations
- Legal obligations
- Operational imperatives
- Regional responsibilities

DELIVERABLES

- A comprehensive and current Official Community Plan

OUTCOMES

- Community engagement in the process of creating a vision for Peachland's future will facilitate collaboration and a renewed sense of community
- Improved ability to address local and regional planning issues
- Satisfaction of responsibility to accurately and fully consider provincial and federal legislation
- Reinforcement of the roles and responsibilities of all stakeholders in the planning process

EXPECTATIONS

- More effective engagement of the community in the consideration of development applications and infrastructure planning, design and construction processes
- Increased confidence in the community for the District's ability to govern effectively
- Stable development environment

OUT OF SCOPE

- Identification of technology solutions to process issues
- Development of a renewed corporate brand
- Review of the Community Amenity Contribution Policy
- Review of past land use decisions

POLICY & REGULATION FRAMEWORK

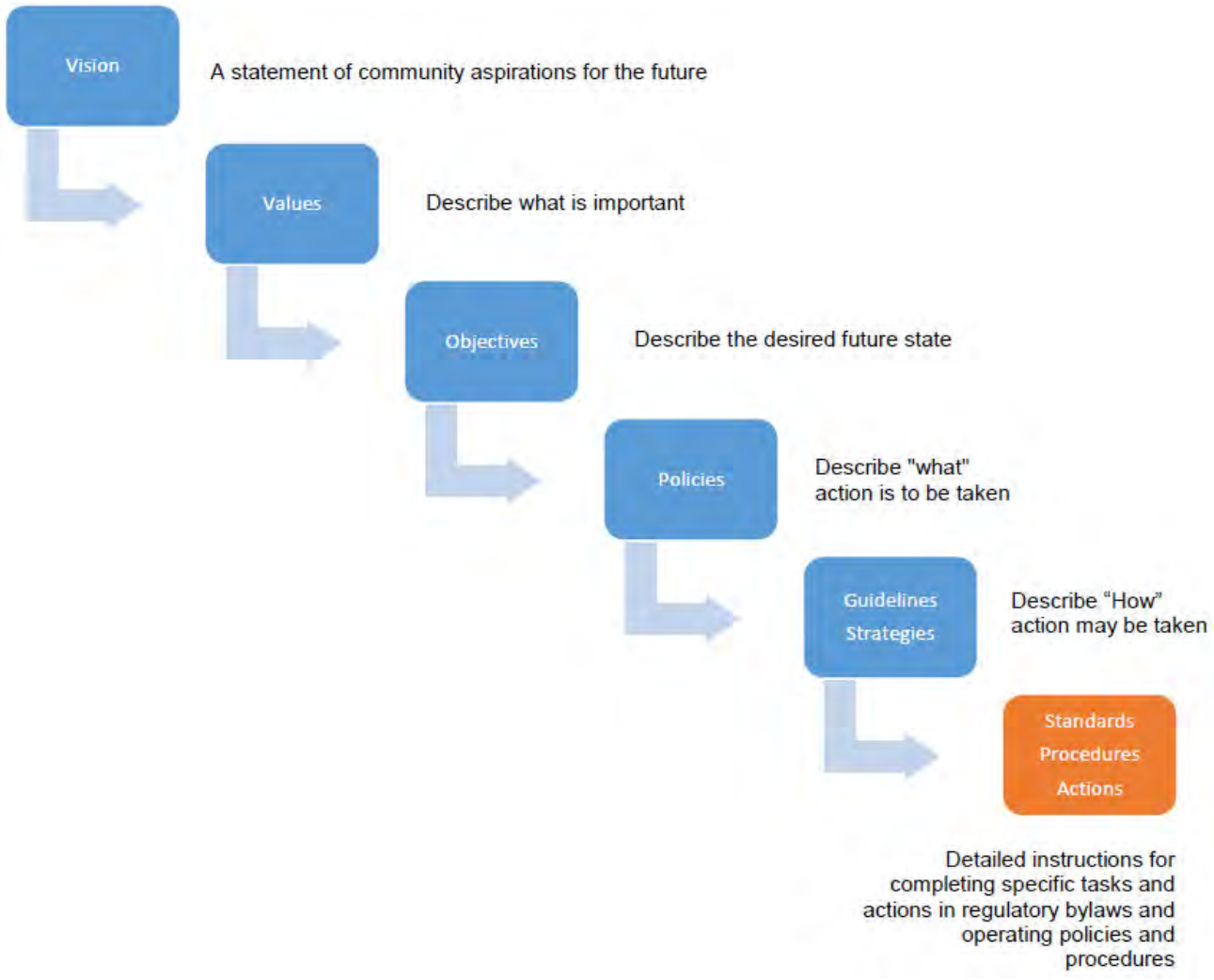
Pursuant to s. 471 of the *Local Government Act*, an Official Community Plan is a statement of objectives and policies to guide decisions on planning and land use management within the area covered by the plan, respecting the purposes of local government. The "purposes of local government" defined in Part 2 s. 7 of the *Community Charter* include:

- Providing for good government of its community
- Providing for services, laws and other matters for community benefit
- Providing for stewardship of the public assets of its community
- Fostering the economic, social and environmental well-being of its community

A full description of the authority and how it may be exercised may be found in Part 2 section 8 of the legislation. Respect for the Regional Growth Strategy must also be demonstrated within an OCP.

The following framework describes the cascading relationship of various components of the OCP and regulatory bylaws that flow from the objectives and policies established in the plan.

Figure 1.1 - Illustration of Cascading Policy & Regulation Framework



1.3 COMMUNITY VISION - PEACHLAND IN 2040

PEACHLAND'S CELEBRATION OF PEOPLE AND PLACE ATTRACTS A DIVERSITY OF RESIDENTS AND VISITORS TO A COLLECTION OF HEALTHY SUSTAINABLE NEIGHBOURHOODS.

In 2040, Peachland is a diverse, healthy, sustainably developed lakeside community with a quaint and lively downtown where people live, work and play. A family-friendly destination, Peachland embraces its natural surroundings through recreation and preservation, attracting a diversity of residents and visitors. Citizens' are engaged in protecting the beauty of the lake and beach; developing a safe community that embraces multi-modal transportation; and responsible growth and development that maintains the small-town character and preserves the environment.

VALUES

Based on the fundamental purposes of local government and the sentiments expressed during the OCP vision consultation process, the following values have been identified as important to the community:

- Quality of Life
- Quality of Built Environment
- Neighbourhliness
- Economic Development
- Functionality
- Community Identity

OBJECTIVES

Based on the vision, several goals or objectives may be established to respond to the identified values. Objectives take the form of statements of the desired future state. From those objectives, OCP policies or general management statements can be described.

POLICIES

Policies, development guidelines and best practices provide a framework for defining standards in various regulatory bylaws. Policies direct action. Upon adoption of the OCP it may be necessary to undertake amendments to regulatory bylaws (specific mandatory controls) to effectively implement the objectives (goals) and policies contained in the OCP and/or to update procedures.

GUIDELINES

Guidelines contained in the OCP are intended to provide direction that:

- Improves the quality of the built environment
- Advances the public interest
- Enhances functionality
- Clarifies expectation
- Ensure neighbourliness
- Introduces flexibility

Guidelines attempt to convey the community vision in a way that guides development and influences the character of neighbourhoods over time. Guidelines are intended to have equal meaning to decision-makers and the public; be sufficiently flexible and robust to handle changes in values and practices over time and to distinguish between general and area-specific contexts.

Guidelines should convey:

- **Why** – the community vision (rationale/intent given the context)
- **What** - Clear and understandable objectives/goals and outcomes to be achieved
- **How** – Guidelines (recommended action; tools, ways and means)
- **Where** – Define the geographic area to which it applies
- Measurable criteria (performance standard) for the achievement of objective
- Advisory material providing guidance on fulfilling objectives without unnecessarily limiting options

Development Permit Area Guidelines convey the community vision respecting the identified values according to the following framework:

Community Identity
- Respect for Local Context

Quality of Life
- Livable Neighbourhoods
- Optimize Amenity
- Celebrate People & Place
- Healthy Neighbourhoods

Economic Development
- Vibrant Neighbourhoods
- Economic Vitality

Functionality
- Livable Neighbouroods
- Environmentally Sustainable

Neighbourliness
- Harmonious (Sensitive Integration)

While guidelines related to environmental (hazardous or sensitive) conditions tend to be fairly rigid, the objective of form and character guidelines is to balance unity and variety; neither are sufficient on their own. As such, guidelines can vary from prescribed standards to advisory recommendations; all text to all images; focus on outputs or outcomes; be quantitative or qualitative; detailed or general. The objective is to provide a balance that is responsive to community goals and aspirations. The OCP is thereby recognized as a "living document"; guidelines intend to provide a balance that reflects the community's long-term vision with the understanding that refinement and amendment may be appropriate over time.

The language used in this OCP intends to simplify information delivery, interpretation and successful achievement of the community's vision. In particular, the use of the words 'shall' and 'should' will be carefully measured to infer the correct meaning in the context. 'Encourage' puts the burden on the District, 'consider' places the burden on the applicant. A clear distinction between the intent (why) and guidance (what) aim to ensure that 'how' to achieve the objective is clear.

STRATEGIES

Strategies are slightly different than guidelines as they are generally purposeful actions taken by the District. Strategies may be developed in response to information gaps identified in the OCP review process.

STANDARDS

Standards are established in regulatory bylaws such as the Zoning and Subdivision & Development Servicing Bylaws. It may be necessary to update regulatory bylaws in due course based on OCP content.

PROCEDURES

Procedures may be adopted at the direction of Council via a bylaw or simply be updated in standard operating conventions based on OCP strategies.

1.4 OCP PROCESS & ENGAGEMENT

Community members and stakeholders were consulted for feedback during the process of updating and revising the OCP. There were two phases associated with the community engagement process:

- Phase 1: Vision and Values
- Phase 2: Revisiting the Vision

The engagement process occurred throughout the latter half of 2016.

Phase 1: Vision and Values

The purpose of the first phase of engagement was to better understand community values to create a solid vision statement for the OCP. This vision statement will act as an overarching goal for the District to work toward in achieving the objectives of the plan. Activities for this phase included the following:

- Stakeholder visioning workshops – A series of five workshops were held to better understand issues and perspectives existing amongst key community stakeholders pertaining to a set of topic areas, such as servicing, economic development, environment, growth management, liveability, and transportation. The following groups participated in visioning workshops: Hwy 97 Task Force and Museum, Peachland Economic Development Committee, Mayor's Task Force on Climate Change, Rotary and Lion's Clubs, Compost Select Committee, 50+ Centre, Boys and Girls Club
- Community visioning open house – A Mayor-for-the-Day exercise was conducted which asked participants to identify how they would allocate money in a budget to better understand resident priorities. Open house attendees were also required to complete the phrase, "In 30 years, my Peachland will be a place where…"
- Farmer's market pop-up booth – A mapping exercise was conducted at the farmer's market to ask residents what they enjoy about living in Peachland as well as what they would change if given the opportunity.
- Community survey – A hard copy and online survey was distributed to the community to understand priorities for allocating District resources and budgets, as well as gather input on key community issues.
- Photo assignment – A series of photos illustrating various areas of the District were presented to the community to gather insights on what each photo represents.
- Social media – A Facebook page was created about the project.

A total of 800 residents participated in this phase of the community engagement process.

Phase 2: Revisiting the Vision

The purpose of the second phase of engagement was to report back to the community on the results of the feedback heard in the first phase and seek further comment for revisions. Any factors that were raised during the phase one process lacking clarity were identified to participants during this phase to better understand issues and how they could be addressed in the vision. Activities for this phase included the following:

- Vision Jam Session – A workshop hosted at the Peachland Little Schoolhouse to better identify the future vision for Peachland.
- Youth Vision Jam Session – A workshop hosted with Grades 4 and 5 classes that prompted students to illustrate their vision for Peachland through colouring pages and activity sheets.
- Kitchen Table Worksheets – Worksheets were available at the District office and online prompting a series of questions that aimed to better narrow down resident opinions on the future of Peachland.

Phase 3: Goals & Policies and Phase 4: The Draft Plan

Phases 3 and 4 of the Communications and Engagement Strategy were condensed into a single phase out of respect for the desire to complete the OCP Renewal process prior to Summer 2018. An Open House was held on April 9, 2018 to receive public comment. The Draft OCP Consultation Summary presented to Council on May 8, 2018 provides a full accounting of the input received.

Phase 5: Public Hearing

Conduct of the formal legislated Public Hearing is anticipated in June 2018.

2.0 COMMUNITY CONTEXT

HISTORY

The District of Peachland was incorporated in 1909. This small linear lakeside community, located at the southern end of the Central Okanagan Regional District (RDCO) occupies approximately 12.63 square kilometers. Peachland is bordered by the City of West Kelowna to the north, the RDCO Brent Road neighbourhood to the south, Okanagan Lake to the east and crown land in the Trepanier Valley to the west.

FACTS (WHAT WE KNOW... FROM GIS DATA)

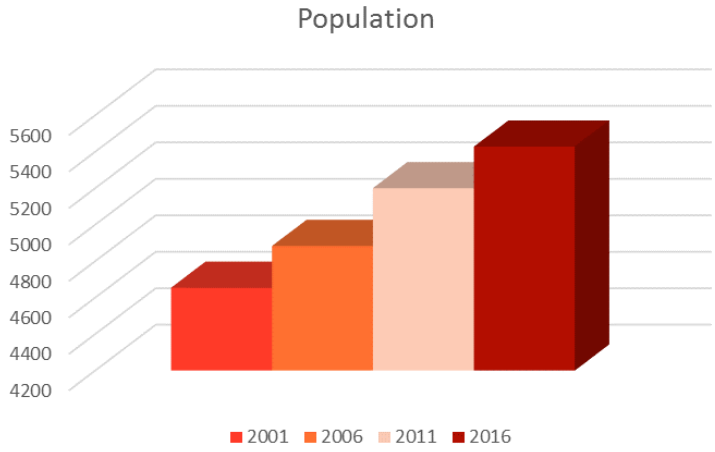
Number of Lots / Property Titles	2,478	3,001
Number of buildings** based on 2014 building footprints includes sheds/garages	2,951	
Smallest lot	37.16	sq. meters
Largest lot	61.98	hectares
Total Area (Approximately)	12.63	sq. kilometres
Average lot size	29.37	hectares
Number of lots designated ALR	65	
Number of lots subject to Technical DP	2,191	
Assessed value of land (Gross Land)	$763,605,549	
Assessed value of improvements (Gross Improvement values)	$689,328,200	
Total Assessed value	$1,452,933,749	
Average Assessed value	$808,100	
Number of serviced lots by type of service	2,065	Water
(Based on 2017 Utility Billing Information)	1,336	Sewer
	2,436	Solid Waste
Number of parks	41	
Number of street lights	388	
Length of sidewalks	5.8	kilometers
Length of road	82.8	kilometers
2016 Census population	5,428	

LOCATION (WHERE)

EARLY INDUSTRY

Mining, forestry and agriculture industries drew early settlers to the region and contributed significantly to Peachland's heritage. Key economic drivers throughout the 20th century in Peachland included:

- Tree Fruits – Settlers planted a variety of orchards growing peaches, apples, pears, prunes, plums, apricots, and cherries. Packing houses to process the fruit were located close to the water providing access to the docks and ships that would take the product to Penticton or Kelowna to access the rail network.
- Logging – Ponderosa pine was logged on the upper benches above the Town site. Lumber was processed at a sawmill at the current intersection of Renfrew Road & Highway 97.
- Cattle, farming and ranching – Some land in Peachland was utilized for farming and raising livestock. There were a few ranches, and the crown forest land was used on the hills above the municipality to range cattle in the summer months.
- Service industries to support farming, tree fruits and logging industries – General stores/ retail, hotels, restaurants and supporting services.

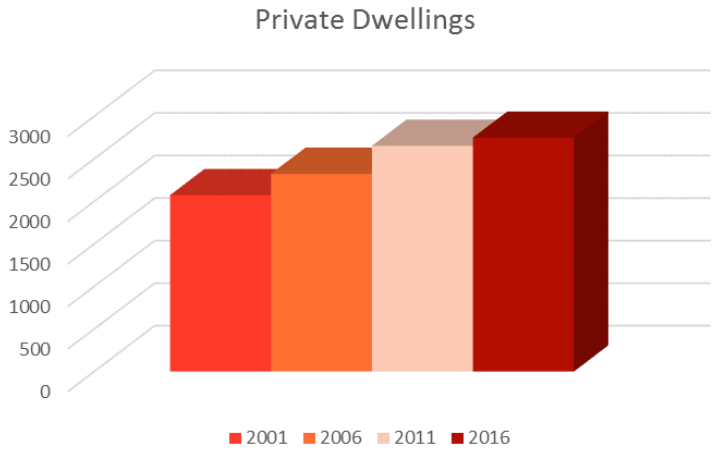


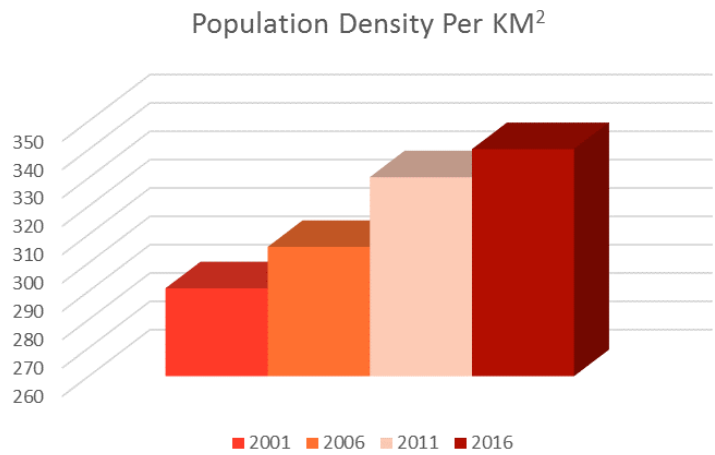
The population of the District of Peachland increased by 228 people from 2011 to 2016. The population has grown by a total of 774 people since Census 2001.

	2001	2006	2011	2016
Population	**4654**	**4883**	**5200**	**5428**

The number of private dwellings located in the District of Peachland increased by 97 dwelling units from 2011 to 2016. The number of private dwellings has grown by a total of 676 dwelling units since Census 2001.

	2001	2006	2011	2016
Dwellings	**2073**	**2324**	**2652**	**2749**

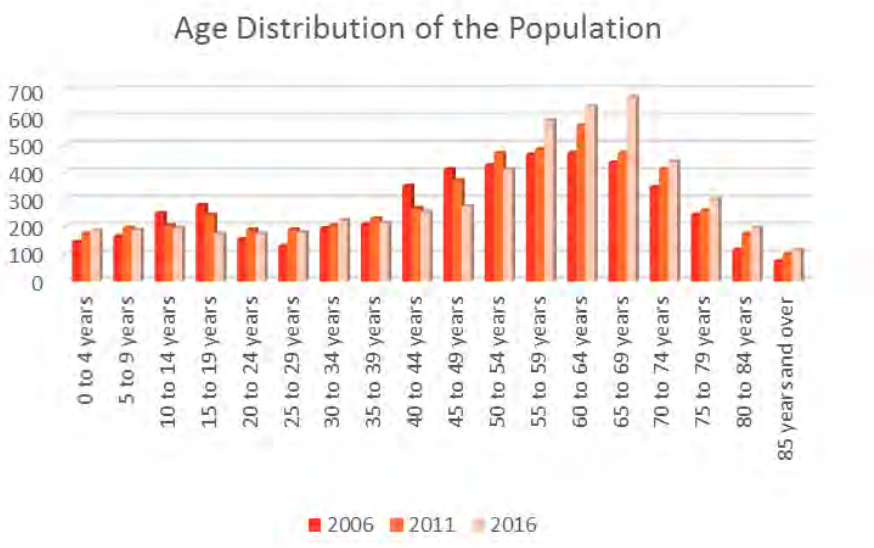




The population density in the District of Peachland increased by 10 people per km^2 from 2011 to 2016. The population density has grown by a total of 49 people per km^2 since Census 2001.

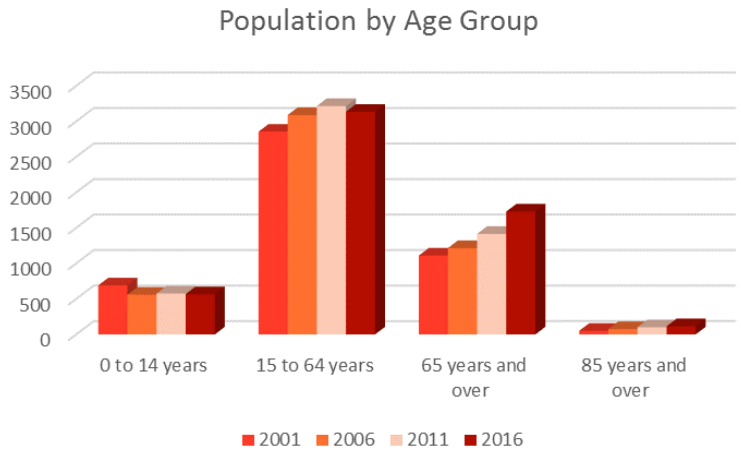
	2001	2006	2011	2016
Population per KM^2	**291**	**306**	**330**	**340**

	2006	2011	2016
0 to 4 years	145	175	185
5 to 9 years	165	195	190
10 to 14 years	250	205	195
15 to 19 years	280	245	175
20 to 24 years	155	190	175
25 to 29 years	130	190	180
30 to 34 years	195	205	225
35 to 39 years	210	230	215
40 to 44 years	350	270	255
45 to 49 years	410	370	275
50 to 54 years	425	470	410
55 to 59 years	465	485	590
60 to 64 years	470	570	640
65 to 69 years	435	470	675
70 to 74 years	345	410	440
75 to 79 years	245	260	300
80 to 84 years	115	175	195
85 + years	75	100	115

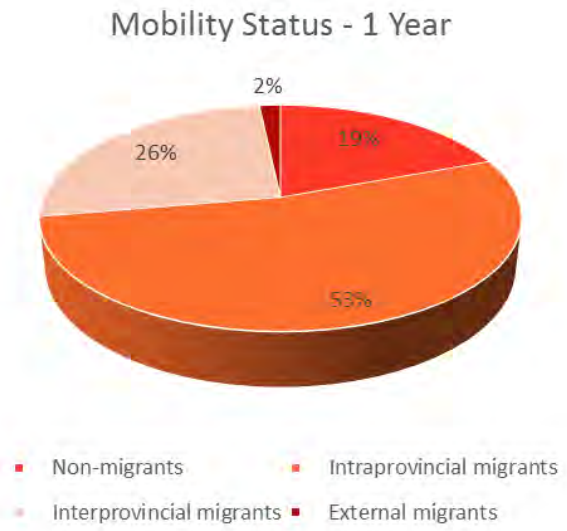


The population of children 0 to 14 years old has remained fairly consistent between 2006 and 2016 with a total of 565 reported in Census 2016. The population of working aged people (15 to 64 years old) has increased between 2001 and 2016 by 280, though the population of working aged people has decreased between 2011 and 2016 by 80. The largest population gains in the District are in the 65 + age group with an increase of 620 people in 2016 over 2001 totaling 1730; 115 residents are 85 + years of age in 2016 compared to 50 in 2001. The gender split has remained consistent over time with fluctuations of less than 0.5%; in 2016 there were 2645 male (48.58%) and 2800 female residents (51.42%).

	2001	2006	2011	2016
0 to 14 years	690	560	575	565
15 to 64 years	2855	3090	3215	3135
65 + years	1110	1215	1415	1730
85 + years	50	75	100	115



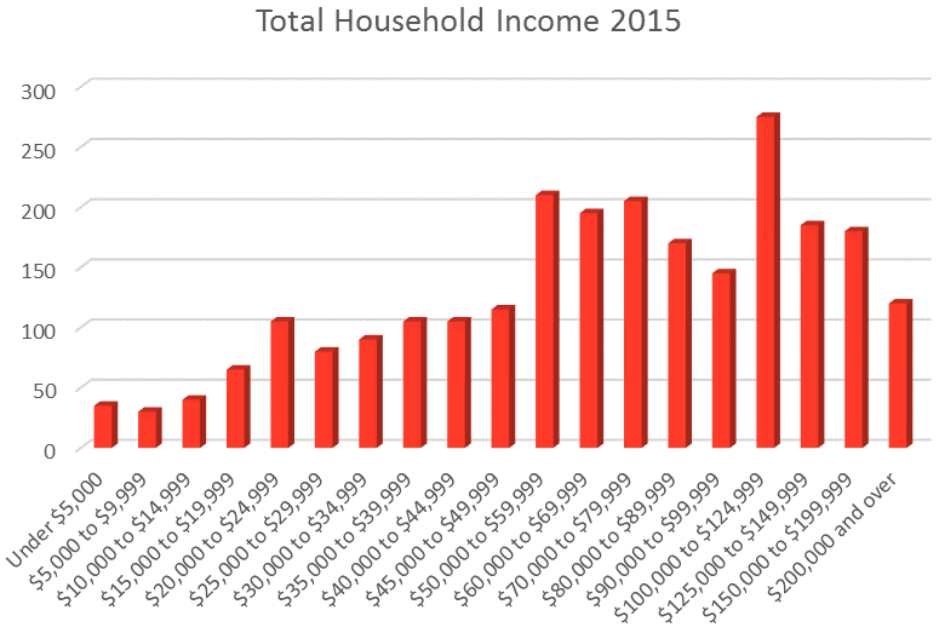
1 Year	2016
Non-Movers	4765
Movers	600
Non-Migrants	115
Migrants	485
Internal Migrants	470
Intraprovincial Migrants	315
Interprovincial Migrants	155
External Migrants	10



In the 2016 Census, 11.18% of residents indicated that they moved within the past 1 year. Of the 600 movers, 115 (19%) moved within the District, 315 (53%) moved to Peachland from another Municipality within British Columbia, 155 (26%) moved to Peachland from another Province and 10 (2%) moved to Peachland from another Country.

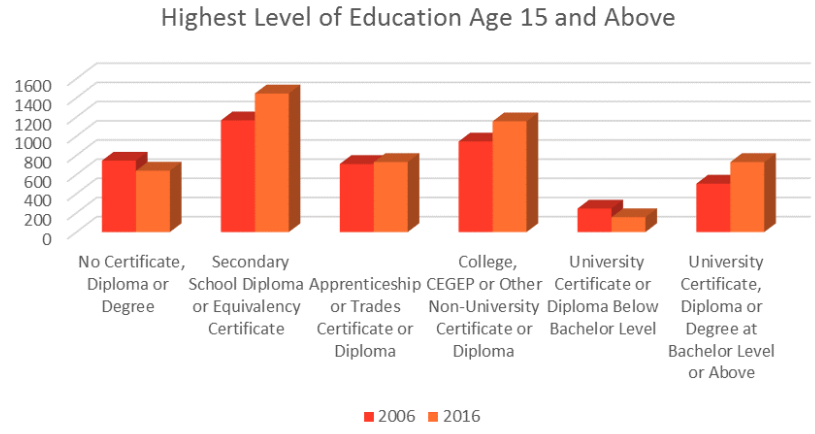
In comparison, 36.90% of residents indicated that they moved within the past 5 years. Of the 1930 movers, 505 (26%) moved within the District, 840 (44%) moved to Peachland from another Municipality within British Columbia, 535 (28%) moved to Peachland from another Province and 45 (2%) moved to Peachland from another Country.

5 Years	2016
Non-Movers	3300
Movers	1930
Non-Migrants	505
Migrants	1420
Internal Migrants	1380
Intraprovincial Migrants	840
Interprovincial Migrants	535
External Migrants	45

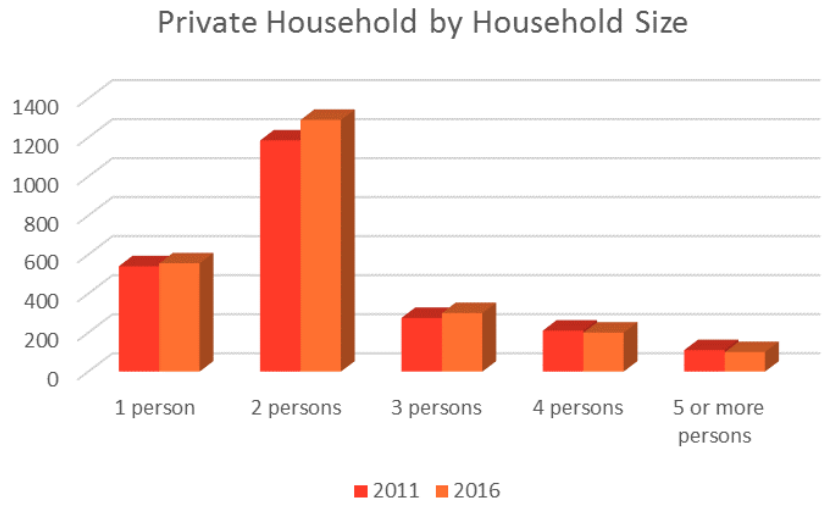


	2016
Under $5,000	35
$5,000 to $9,999	30
$10,000 to $14,999	40
$15,000 to $19,000	65
$20,000 to $24,999	105
$25,000 to $29,999	80
$30,000 to $34,999	90
$35,000 to $39,999	105
$40,000 to $44,999	105
$45,000 to $49,999	115
$50,000 to $59,999	210
$60,000 to $69,999	195
$70,000 to $79,999	205
$80,000 to $89,999	170
$90,000 to $99,999	145
$100,000 to $124,999	275
$125,000 to $149,999	185
$150,000 to $199,999	180
$200,000 and over	120

In Census 2016, 7% (170) residents reported a household income of less than $20,000 per year. 33% (810) residents reported earning between $20,000 to $59,999 and 29% (715) residents reported earning $60,000 to $99,999 in annual household income. 26% (640) of residents reported earning between $100,000 and $199,999 in annual household income, while 5% (120) residents reported earning $200,000 or more in household income.



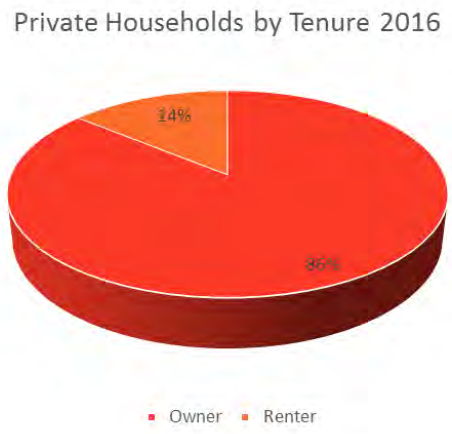
	2006	2016	% of Total	% Change
No Certificate, Diploma or Degree	745	640	13%	-4%
Secondary School Diploma or Equivalency Certificate	1165	1445	30%	+3%
Apprenticeship or Trades Certificate or Diploma	710	730	15%	-1%
College, CEGEP or Other Non-University Certificate or Diploma	945	1155	24%	+2%
University Certificate or Diploma Below Bachelor Level	245	155	3%	-3%
University Certificate, Diploma or Degree at Bachelor Level or Above	505	730	15%	+3%

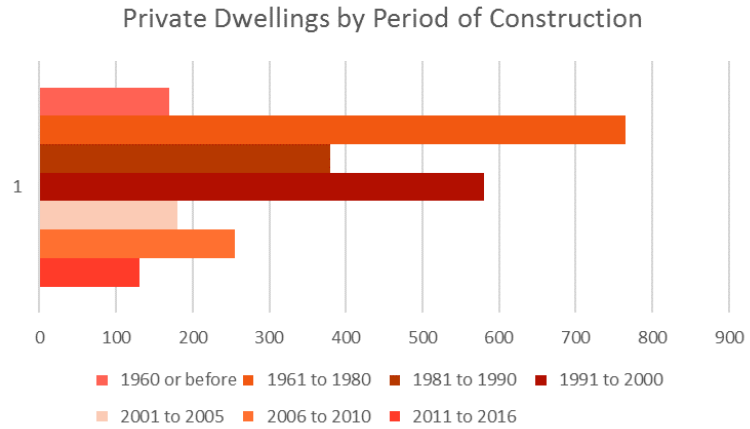


	2011	2016
1 Person	540	555
2 Persons	1185	1290
3 Persons	275	300
4 Persons	210	200
5 or More Persons	110	100
Total	2310	2460
Average Household Size	2.2	2.2

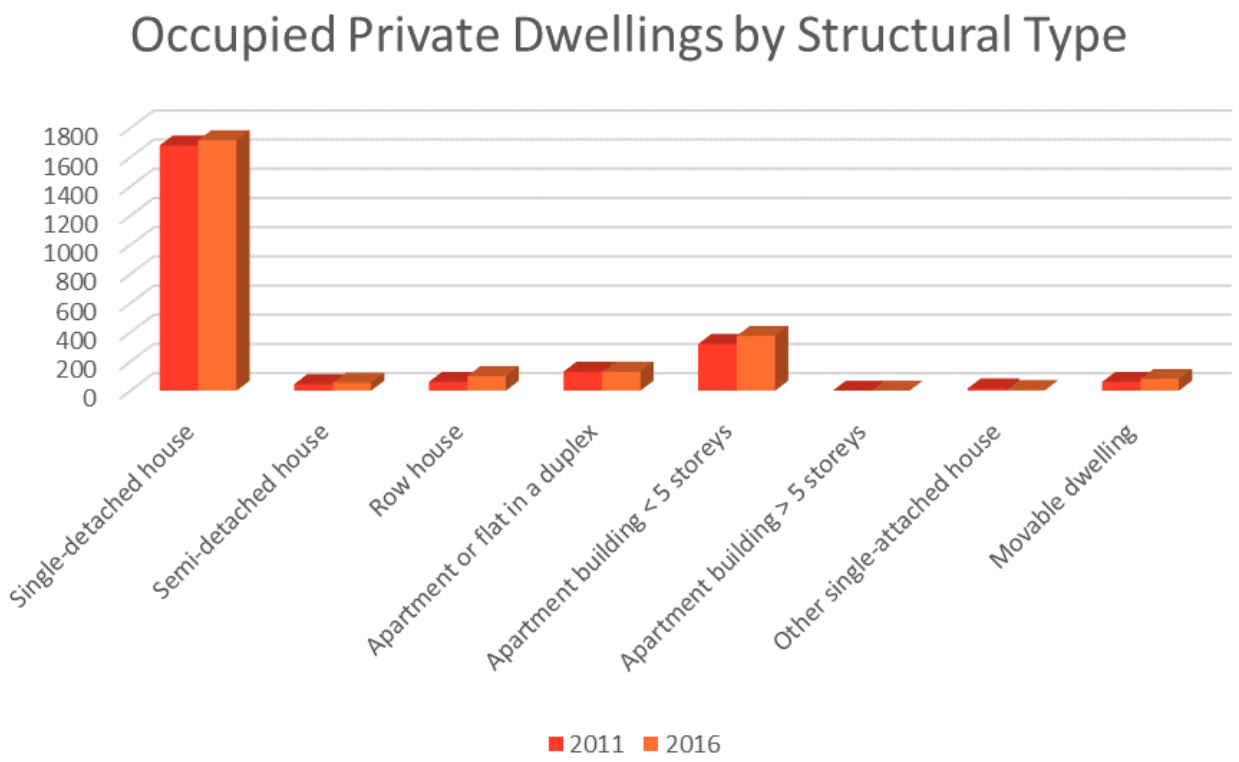
The average household size in the District has remained consistent at 2.2 persons per dwelling unit. The number of households with 1 to 3 people per dwelling has increased between 2011 and 2016 while the population living in households with 4 or more people has declined. In Census 2016 86% of Peachland residents indicated that they own their home while 14% rented.

The largest construction periods in the District were 1961 to 1980 and 1991 to 2000 with 765 and 580 dwelling units constructed respectively.





	Total
1960 or Before	170
1961 to 1980	765
1981 to 1990	380
1991 to 2000	580
2001 to 2005	180
2006 to 2010	255
2011 to 2016	130



	2011	2016
Single-Detached House	**1680**	**1715**
Semi-Detached House	**45**	**55**
Row House	**60**	**100**
Apartment or Flat in a Duplex	**130**	**130**
Apartment Building < 5 Storeys	**320**	**375**
Apartment Building 5 or More Storeys	**0**	**0**
Other Single-Attached House	**15**	**5**
Moveable Dwelling	**60**	**80**
Total	**2310**	**2460**

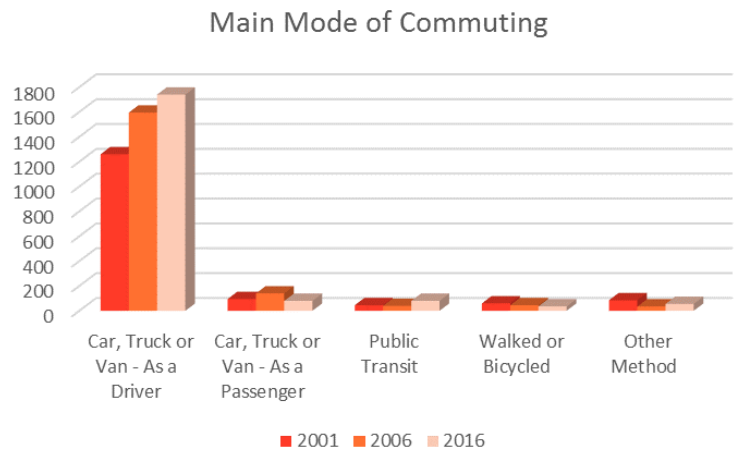
There are 2,460 dwelling units in the District as of Census 2016.

Single-detached houses are the dominant dwelling type in the District with 1715 (69.71%) dwelling units.

There has been an increase in both semi-detached and row houses between 2011 and 2016 growing by 10 and 40 units respectively.

Apartments are the second largest dwelling type found in the District with 505 units located in flats or apartment buildings less than 5 storeys. There are no dwelling units found in buildings with 5 or more storeys.

Moveable dwellings have also increased by 20 units between 2011 and 2016.

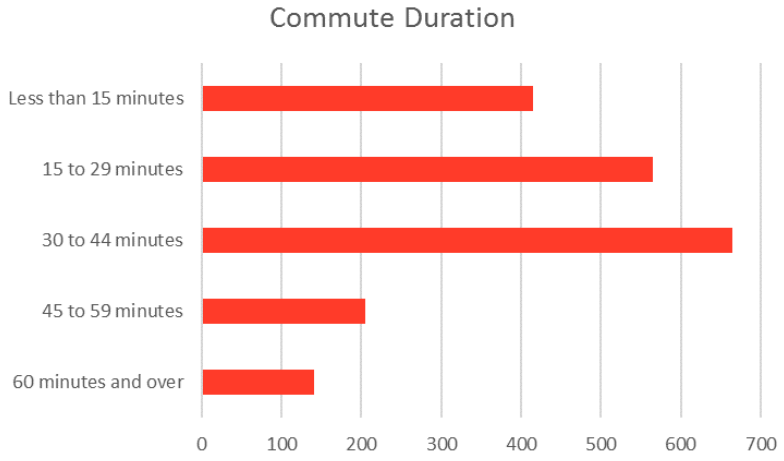


In Census 2016, 1740 (87%) of District residents listed their primary mode of commuting as being a driver in a car, truck or van; an increase of 5% over Census 2001. Commuting as a passenger in a vehicle is down to 4% in 2016 from 8% in 2001. Use of public transit has increase by 1% in 2016 over 2001 levels totaling 4% of commuting residents. Residents that walked or bicycled to work is down from 4% in 2001 to 2% in 2016.

	2001	2006	2016
Car, Truck or Van—As a Driver	1260	1595	1740
Car, Truck or Van—As a Passenger	95	140	80
Public Transit	45	40	80
Walked or Bicycled	60	45	35
Other Method	85	35	55

	2016
Less Than 15 Minutes	415
15 to 29 Minutes	565
40 to 44 Minutes	665
45 to 59 Minutes	205
60 Minutes and Over	140

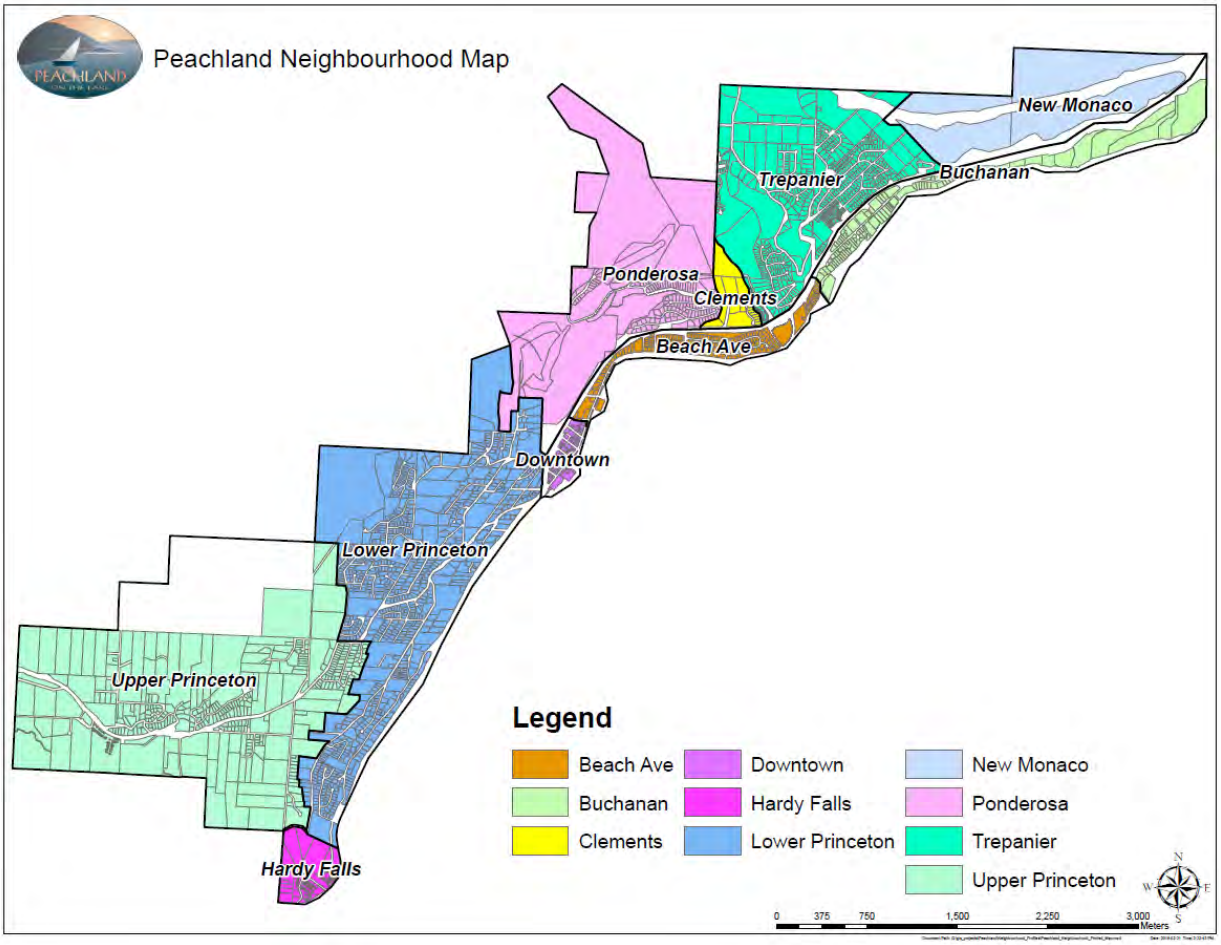
In Census 2016, 665 (33%) residents of the District indicated that they spent 30 to 44 minutes on their daily commute to work. 565 (28%) indicated they spent between 15 and 29 minutes commuting and 415 (21%) spent less than 15 minutes on their commute to work. 345 (17%) of residents indicated they spent more than 45 minutes commuting to work.



2.3 NEIGHBOURHOODS & CHARACTER AREAS

Peachland is a collection of neighbourhoods. Map 1 defines the neighbourhoods described in the sections that follow.

Map 1: Peachland Neighbourhoods



Neighbourhood character is determined by how the features of an area come together to make a particular place distinctive. The existing land use pattern is an important planning consideration. The land use pattern will help determine infill opportunities, commercial development, servicing requirements, residential densification possibilities and park and trail placement. The existing land use pattern may define the direction for new development areas and roadway requirements. Information for this section was obtained through analysis of previous planning documents, GIS and 2016 Citizen Survey data.

All new development should make a positive contribution to an area's character, protecting and contributing to its value, both natural and built community qualities. It is also important to consider how an area is expected to change over time to balance neighbourhood character with strategic planning objectives. Objectives and policies common to all neighbourhoods are provided with neighbourhood-specific information in the sections that follow.

Lists outlining ‘Preferred Land Uses’ are provided as guidance only and should not be considered exhaustive; other land uses may be considered on a case by case basis.

OBJECTIVES	POLICIES
.1 Building forms respond to the natural landscape	.1 Step building heights down toward the lake to respond to existing topography and protect lake views by locating taller buildings to the west with lower buildings closer to the lake .2 Moderate building mass by stepping rooflines or portions of rooflines and building mass of individual buildings down from higher elevations to the lake .3 Allow breaks in development to improve permeability for air and light movement and create view corridors
.2 Gateway features define the entrance to each Neighbourhood	.1 Significant buildings, landscape features or other landmarks welcome people to each neighbourhood or character are.
.3 The waterfront remains a key public asset	.1 Maximize significant views on the water, panoramic views of the mountains and views of significant features in balance with density targets .2 Create view corridors between or through buildings and along side streets to the lake .3 Maintain the waterfront as a public park by requiring dedication of a public walkway along the foreshore where not yet present. .4 Discourage parking along the beach where no infrastructure is available to collect and filter contamination from activities conducted on the road (i.e. oil spillage from parked cars)
.4 Enhanced waterfront experience	.1 Promote the safe and convenient movement of people along the waterfront .2 Retain and enhance existing beach accesses .3 Consider the use of special features to provide variety and heighten the waterside experience
.5 Streets welcome people	.1 Support initiatives that create and/or improve a pedestrian-friendly streetscape including but not limited to: ▪ universal accessibility features ▪ variations in paving surfaces (material, colour, texture) to provide visual cues to pedestrian and motorists ▪ sidewalks on both sides of the street on Arterial Roads ▪ curb flares to alert vehicles to pedestrians and to provide increased sidewalk area where people naturally congregate ▪ pedestrian-scale lighting ▪ street trees and planted boulevards to provide a safe, comfortable and sheltered walking route ▪ mid-block pedestrian routes and view corridors ▪ street furniture (i.e. benches for resting) .2 View all street improvements through a “pedestrian” lens .3 Create a Street Tree Program that identifies standards appropriate for each neighbourhood
.6 Buildings welcome people	.1 Encourage pedestrian friendly design including but not limited to:

OBJECTIVES		POLICIES
		▪ transitions in building height at street corners ▪ creative orientation of units ▪ outdoor amenity spaces (i.e. courtyards, patios) ▪ rain/sun shelters integrated into building facades ▪ obvious building entrances ▪ transparent building faces to allow visual penetration of the building ▪ service and parking areas are screened to reduce visual impact ▪ main floor elevation within 1m of the sidewalk or street level ▪ each ground floor unit features an entrance or other perceptible connection to the street .2 Building heights step down to adjacent lower density uses and to complement the anticipated height of buildings in the future
.7	Increased residential density; more people living in the neighbourhood	.1 Promote a compact form of development .2 Encourage the construction of a variety of unit sizes to accommodate a diverse range of residents and visitors
.8	Diversity of housing forms	.1 Give options on where and how people can live, work, shop and play to attract a diversity of people to the community .2 Use development permit area guidelines to reach identified design objectives .3 Articulate building heights to protect solar access to the surrounding buildings and pedestrian environment, reduce impact on views and minimize wind tunnel effects .4 Encourage efficiency of land use in balance with servicing capacity to meet sustainability goals
.9	Parking uses are screened	.1 Encourage underground, under-building, rear or other structured parking arrangements for both occupant and visitor/customer parking .2 Encourage design solutions that reduce the number of pedestrian-vehicle conflicts at sidewalk crossings .3 Encourage the enclosure of parking facilities .4 Consider design solutions that reduce the impact of garage entryways to the streetscape .5 Maintain the standard that no parking be allowed in front yards of multi-unit residential developments [as per current Zoning Bylaw regulations] unless there are site-specific circumstances that dictate otherwise

Sections 2.3.1 through 2.3.10 provide neighbourhood-specific “Facts” generated from the Geographic Information System (GIS). Differences between the number of lots and number of individual property titles provides an indication of the number of strata titled lots in the area. Differences between the total number of lots and the number of serviced lots by type of service are similarly affected by variations in billing arrangements. These numbers should be considered approximate; they are intended to give an indication of the character of the neighbourhood only.

WHERE

BEACH AVENUE NEIGHBOURHOOD

2.3.1 SECTION

DESCRIPTION

The Beach Avenue Neighbourhood features three specific character areas: one at each of north (Resort) and south ends (Downtown) and mid-way, at 13th Avenue (Gateway). This neighbourhood can be expected to transition over time from low density residential to mixed use.

Restored historic buildings including the Little Schoolhouse, the Peachland Historic School and the United Church anchor the Beach Avenue neighbourhood. This long linear neighbourhood features approximately 2.6 km of beach, the community's most obvious asset. Control of the foreshore is secured by a long-term Head Lease with the Province until 2032.

LOCATION (WHERE)

Beach Avenue Neighbourhood

FACTS (WHAT WE KNOW)

Number of Lots / Property Titles	190 lots	341 owners
Number of buildings** based on 2014 building footprints includes sheds/garages	246	
Smallest lot in neighbourhood	550.01	sq. meters
Largest lots in the neighbourhood	1.99	hectares
Total Parcel Area	27.25	hectares
Average lot size in the neighbourhood	1,434.37	sq. meters
Number of lots designated ALR	0	
Number of lots subject to Technical DP	All	
Assessed value of land (Gross Land)	$117,153,700	
Assessed value of improvements (Gross Improvement values)	$66,732,000	
Total Assessed value	$183,885,700	
Average Assessed value	$539,254.25	
Number of serviced lots by type of service	205	Water
(Based off of Utility Billing Information)	202	Sewer
	199	Solid Waste
Number of parks	5	
Number of street lights	44	
Length of sidewalks	2332.94	meters
Length of road	8201.49	meters
Estimated 2016 population	700	

VISION

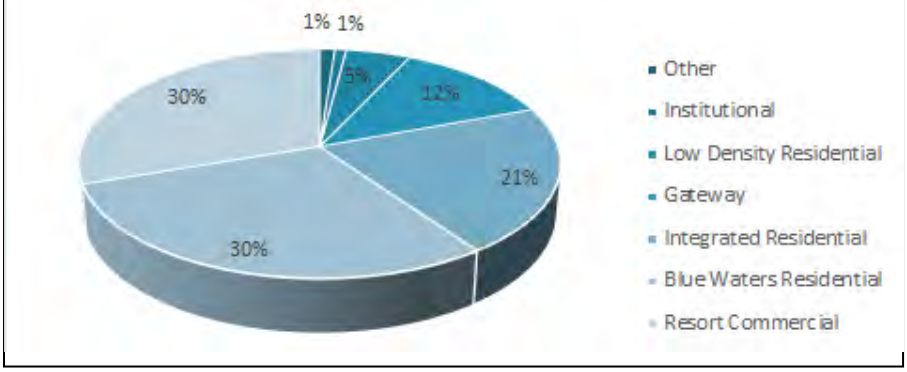
A vibrant waterfront neighbourhood that reflects the community's commitment to sustainability in its buildings, infrastructure and natural systems; it offers a diversity of residents and visitors a safe and affordable place to live, work, learn, shop and play centered on the waterfront as a key public asset. The historic Downtown character area is the gateway to the neighbourhood from the south and the cultural focal point of the broader Peachland community. The Gateway character area welcomes visitors arriving from the north and the Resort character focuses on accommodating tourists visiting Peachland.

VALUES

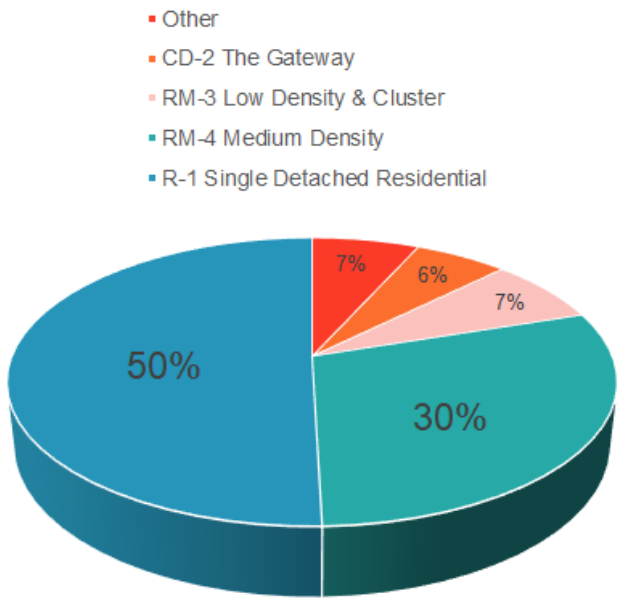
The community values unique aspects of each neighbourhood and places high value on maintaining the integrity of the community's character and natural environment. Development should be guided by the unique aspects and features of each character area.

Beach Avenue: Lake access
Downtown: Village character
Gateway: Social connection

FACTS: MOST COMMON LAND USE DESIGNATIONS



FACTS: MOST COMMON ZONE DESIGNATIONS



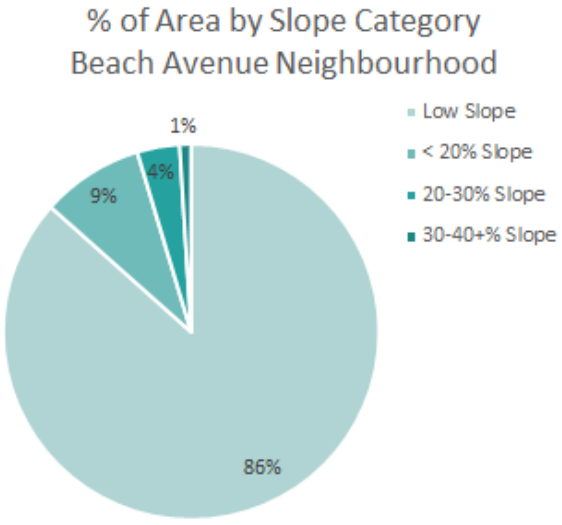
NOTE: There are approximately 150 strata-titled lots in the Beach Avenue Neighbourhood

CENTENNIAL WALKWAY LINEAR PARK:

ATTRIBUTES:

- Excellent water front views
- Excellent walkability
- Public beach access
- Regional transit service
- Flat land
- Fully serviced

FACTS: SLOPES



Historic Buildings:

1. Little School House
2. Museum
3. Peachland Historic School


1


2


3

Gateway Area:

Resort Area:

Downtown:

Community Centre:

Beach Avenue Residential:

BEACH AVENUE NEIGHBOURHOOD

CHALLENGES:

- Existing subdivision pattern; small urban-size residential lots must be consolidated to create lots large enough to support medium mixed-use (commercial/residential) and/or medium density residential developments
- Geographically constrained by Okanagan Lake and Highway 97
- Flood construction level and high water table
- Cost of land assembly
- Dominance of low intensity land uses
- Aging single family residential housing stock that entices gentrification that competes with an evolution to higher density residential land uses
- Infrastructure gaps (i.e. discontinuous sidewalks, community water system fire flow service capacity)
- Sensitive integration of new and more intensive uses

LOCATION, LOCATION, LOCATION

Take advantage of the visibility of the Beach Avenue Neighbourhood from Highway 97 to attract passers-by into the neighbourhood

PREFERRED FUTURE LAND USES:

- Mixed use
- Buildings containing only commercial uses concentrated Downtown
- Tourist commercial-only uses concentrated in the Resort Area
- Mixed small scale commercial and/or tourist commercial and Medium Density Multi-unit Residential throughout the remainder of the neighbourhood
- Care Facilities
- Cultural and Institutional
- Parks and Open Space
- Medium Density Multi-unit Residential
- Low Density Multi-unit Residential

STRENGTHS & OPPORTUNITIES:

- Relatively easy-to-develop flat land particularly suitable to the implementation of sustainability-focused development practices
- Access to Okanagan Lake along public shoreline
- Potential for expansion of existing pedestrian & active transportation facilities (i.e. Potential expansion of the Centennial Waterfront walkway beyond 13th Street)
- Served by regional public transit
- Cultural and civic heart of the community focused on the community centre, Peachland Historic School (Art Gallery, Tourism Information, Chamber of Commerce) and shoreline park and walkway
- Older housing stock nearing natural end-of-life opens opportunities for redevelopment
- Good location for increased residential density to accommodate future population growth; ability to accommodate a variety of residents in close proximity to services and amenities

NEIGHBOURHOOD-SPECIFIC POLICIES:

- Encourage taller buildings and landmark structures to be constructed in the Downtown, Gateway and Resort subareas to anchor the neighbourhood and invite pedestrian exploration
- Maximize land use efficiency and enjoyment of views by extending the hillside affect to the Beach Avenue Neighbourhood (i.e. stepping building heights down from Highway 97 to the lake)
- Encourage mixed-use buildings to be 100% commercial on the ground floor
- Wherever possible vehicle access should be from side streets or an abutting lane; 13th Street and Beach Avenue should prioritize pedestrian mobility
- Significant building setbacks and wide sidewalk designs should be incorporated to protect views along the 13th Street Gateway corridor
- Access along 13th Street will be controlled to avoid conflicts with turning movements to and from Highway 97

WHERE

BEACH AVENUE NEIGHBOURHOOD—GATEWAY

2.3.1 SECTION

CHALLENGES:

- Existing subdivision pattern; small urban-size residential lots must be consolidated to create lots large enough to support medium mixed-use (commercial/residential) and/or medium density residential developments
- Geographically constrained existing lower density residential uses
- Flood construction level and high water table
- Infrastructure gaps (i.e. discontinuous sidewalks, community water system fire flow service capacity)
- Sensitive integration of more intensive uses in the Gateway area with predominantly residential uses north of 13th Street

PREFERRED FUTURE LAND USES:

- Mixed use
- Commercial-only buildings concentrated Downtown
- Tourist commercial-only uses concentrated in the Resort Area
- Mixed small scale commercial and/or tourist commercial and Medium Density Multi-unit Residential throughout the remainder of the neighbourhood
- Care Facilities
- Cultural and Institutional
- Parks and Open Space
- Medium Density Multi-unit Residential
- Low Density Multi-unit Residential

STRENGTHS & OPPORTUNITIES:

- Northern entrance to the Beach Avenue Neighbourhood creates a higher traffic area suitable to mixed-use and commercial development
- Junction of 13th Street and Beach Avenue, a landmark location, features a public park and an unobstructed panoramic view of Okanagan Lake
- Seasonal vendors enliven public spaces and attract visitors
- Served by regional public transit

NEIGHBOURHOOD-SPECIFIC POLICIES:

- Introduce additional height to create landmark structures that may serve to orient pedestrians to the Gateway, anchor the mid-point of the neighbourhood and to invite pedestrian exploration
- Consider additional building height where buildings are stepped back to protect the 13th Street view corridor
- Encourage mixed-use buildings to be 100% commercial along the 13th Street sidewalk frontage
- Access along 13th Street will be controlled to avoid conflicts with turning movements to and from Highway 97
- Wherever possible vehicle access should be from side streets or an abutting lane; 13th Street and Beach Avenue should prioritize pedestrian mobility
- Significant building setbacks and wide sidewalk designs should be incorporated to protect views along the 13th Street Gateway view corridor

WHERE

BEACH AVENUE NEIGHBOURHOOD—RESORT

2.3.1
SECTION

CHALLENGES:

- Geographically constrained by Okanagan Lake, Trepanier Creek and Highway 97
- Flood construction level and high water table
- Existing campground is a popular return destination
- Infrastructure gaps (i.e. discontinuous sidewalks, community water system fire flow service capacity)

STRENGTHS & OPPORTUNITIES:

- Relatively easy-to-develop flat land particularly suitable to the implementation of sustainability-focused development practices
- Access to Okanagan Lake along public shoreline
- Potential for expansion of existing pedestrian & active transportation facilities (i.e. Potential expansion of the Centennial Waterfront walkway beyond 13th Street)
- Existing multi-unit residential development in the neighbourhood sets the tone for high quality development
- Encourage the inclusion of a variety of amenities into any tourist commercial development including but not limited to accommodation

PREFERRED FUTURE LAND USES:

- Tourist Commercial and related uses
- Medium Density Multi-unit Residential
- Parks and Open Space

NEIGHBOURHOOD-SPECIFIC POLICIES:

- Encourage taller buildings and landmark structures to to anchor the northern extent of the neighbourhood and invite pedestrian exploration
- Maximize efficiency of land use and enjoyment of views by extending the hillside affect to the Beach Avenue Neighbourhood (i.e. stepping building heights down from Highway 97 to the lake)
- Encourage the creation of public amenity space for assembly uses and community events (year-round public plaza)
- Encourage screened under-building parking to be accessed away from high traffic pedestrian areas and Beach Avenue

2.3.1 BEACH AVENUE NEIGHBOURHOOD

The Beach Avenue Neighbourhood extends from the existing campground located just north of where Trepanier Creek enters Okanagan Lake to the south end of the downtown core. The neighbourhood features three specific character areas: one at each of north (Resort) and south ends (Downtown) and mid-way, at 13th Avenue (Gateway). This neighbourhood is expected to transition over time from low density residential to mixed use. Currently, the area includes properties subject to twelve different zoning designations and 21 different BC Assessment Actual Use Codes [describing existing uses]. Peachland's one remaining campground is located at the north end of this neighbourhood.

The Beach Avenue Neighbourhood Plan, adopted by District of Peachland Council in 1999, was intended to clearly define the direction, scope, scale and design that development would take in this area of Peachland. In 2010, the Sustainable Downtown Peachland Plan updated and enhanced many aspects of the Beach Avenue Neighbourhood Plan. These plans have been thoroughly reviewed and all ideas of continuing relevance have been incorporated into this OCP.

The results of the 2016 Citizen Survey indicate that there is significant neighbourhood support for development in the Beach Avenue Neighbourhood. This confirms support for the integration of medium density housing forms along Beach Avenue through redevelopment. The largest concentration of multi-unit residential buildings in the District are located in this neighbourhood. The ongoing intent is to manage a sense of compatibility between the new multi-unit and traditional single detached housing forms.

The following objectives and policies have been identified specific to the Beach Avenue Neighbourhood:

OBJECTIVES	POLICIES
.1 Building forms respond to the natural landscape	.1 Encourage second and third floor outdoor amenity areas (i.e. patios) along Beach Avenue
.2 Gateway features define the entrance to each Neighbourhood	.1 Use the built form to make 13th Street a prominent, distinctive gateway to the Beach Avenue neighbourhood
.3 Landmarks are protected and enhanced	.1 Protect and enhance existing landmarks such as the Heritage Museum, Peachland Historic School and the Little Schoolhouse .2 Create new landmarks that aid navigation for pedestrians, vehicles and watercraft. In particular, taller buildings are encouraged at the 13th Street Gateway, Downtown and the bend in Beach Avenue at 4th Street
.4 The waterfront remains a key public asset	.1 Maximize significant views on the water, panoramic views of the mountains and views of significant features in balance with density targets .2 Create view corridors between and through buildings and along side streets to the lake .3 Maintain the waterfront as a public park by requiring dedication of a public walkway along the foreshore where not yet present. .4 Discourage parking along the beach where no infrastructure is available to collect and filter contamination from activities conducted on the road (i.e. oil spillage from parked cars).

OBJECTIVES	POLICIES
.5 Enhanced waterfront experience	.1 Consider the use of special features to provide variety and heighten the waterside experience.
.6 Streets welcome people	.1 Use lanes to create connections within the neighbourhood as part of the overall pedestrian connectivity system to move people between parking and commercial uses. .2 Encourage activities along lanes that attract pedestrians to use lanes for multiple purposes. (i.e. courtyards and outdoor amenity areas to enliven the space)
.7 An active and lively streetscape	.1 Consider programming of public spaces to maximize public benefit and enjoyment .2 Entertain opportunities to make side-streets and lanes public amenities first and vehicle travel routes second
.8 Connections are created within and between Neighbourhoods	.1 Promote construction and maintenance of a continuous pedestrian route from Downtown to the Resort Area
.9 A rich mix of compatible land uses enhance neighbourhood and economic vitality	.1 Capitalize on synergy created when different uses are located in close proximity (i.e. residences and daily activities) .2 Encourage residential uses over lower floor commercial uses .3 Organize zoning designations to promote development of a diversity of mixed uses .4 Design flexible lower floor unit spaces that are adaptable for multiple purposes to respond to changing economies and reduce waste and lifecycle costs .5 Extend active uses in the public realm, especially from the building fronts to the street (i.e. sidewalk patios and vending) .6 Consider regulatory bylaws that provide the freedom to express individual identity in balance with design objectives
.10 Increased residential density; more people living in the neighbourhood	.1 Transition from the highest density in Downtown to medium density northward; particularly focused in the Gateway and Resort character areas
.11 Diversity of housing forms	.1 Create and implement mixed use zone(s) suitable to the anticipated transition of the Beach Avenue Neighbourhood away from low density residential uses that respect the size and dimensions of existing lots and potential for consolidation .2 Consider a special project [Beach Avenue Neighbourhood Density Analysis] to consider realistic density targets based on infrastructure capacity, historic subdivision patterns and building height and massing preferences; realign maximum allowable multi-unit residential zone densities with desired future densities based on identified outcomes
.12 Parking uses are screened	.1 Encourage entryways to parking structures to be accessed from side streets

OBJECTIVES	POLICIES
.13 Historical buildings are appreciated	.1 Integrate historic buildings into the community both by designing new, adjacent building massing to complement them and by actively using them

See the Downtown section below for additional policies related to these objectives specific to the Downtown Character Area.

WHERE

BUCHANAN NEIGHBOURHOOD

2.3.2
SECTION

DESCRIPTION

This long linear neighbourhood features approximately 3.7 km of beach with limited public access between private residential lots. All foreshore development is subject to the terms of the District's Head Lease with the Province and related District bylaws and policies. Limited resort and low density multi-unit residential development has occurred in this area. Redevelopment is limited by the existing subdivision pattern, steep slopes and limited road access. There is continued support for Low Density Multi-unit Residential and clustered housing where practical.

LOCATION (WHERE)

FACTS (WHAT WE KNOW)

Number of Lots / Property Titles	100	121
Number of buildings** based on 2014 building footprints includes sheds/garages	158	
Smallest lot in neighbourhood	512.58	sq. meters
Largest lots in the neighbourhood	9.09	hectares
Total Parcel Area	51.23	hectares
Average lot size in the neighbourhood	5,123	sq. meters
Number of lots designated ALR	0	
Number of lots subject to Technical DP	121	
Assessed value of land (Gross Land)	$74,563,823	
Assessed value of improvements (Gross Improvement values)	$41,040,100	
Total Assessed value	$115,603,923	
Average Assessed value	$955,404	
Number of serviced lots by type of service	106	Water
(Based off of Utility Billing Information)	102	Sewer
	95	Solid Waste
Number of parks	2	
Number of street lights	13	
Length of sidewalks	0	meters
Length of road	8268.45	meters
Estimated population	200	

PREFERRED FUTURE LAND USES:

- Low density residential
- Low Density Multi-unit Residential
- Parks and Open Space
- Tourist Accommodation

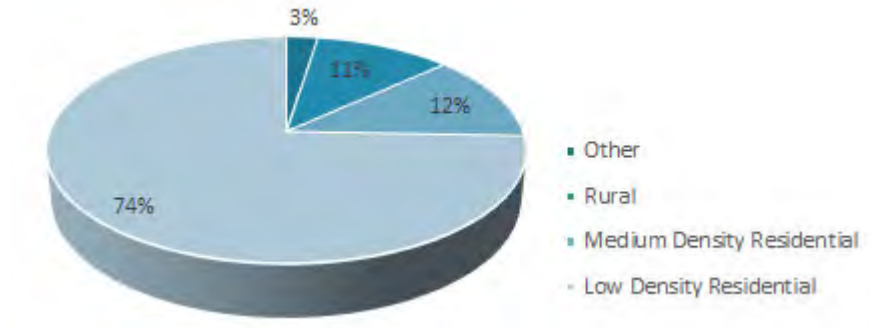
CHALLENGES:

- Infrastructure gaps (i.e. discontinuous sidewalks, limited availability of community infrastructure (water, sanitary sewer and storm drainage)
- Sensitive integration of new and more intensive uses
- Steep terrain and narrow lots
- Desire for easy access to the foreshore and moorage opportunities

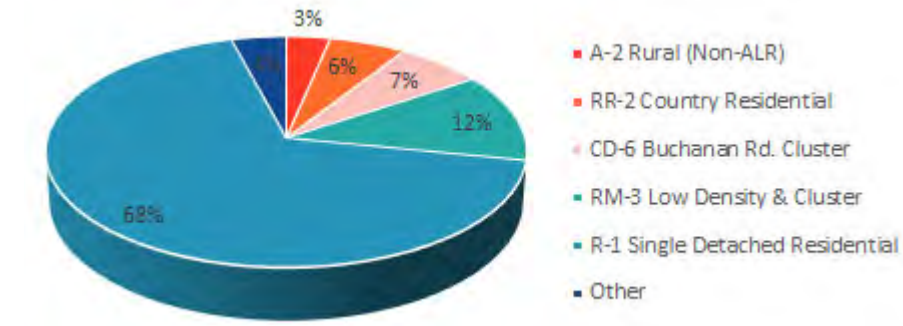
VALUES

The shoreline should be managed for maximum public benefit in balance with private property rights; environmental values should be considered foremost.

FACTS: MOST COMMON LAND USE DESIGNATIONS



FACTS: MOST COMMON ZONE DESIGNATIONS



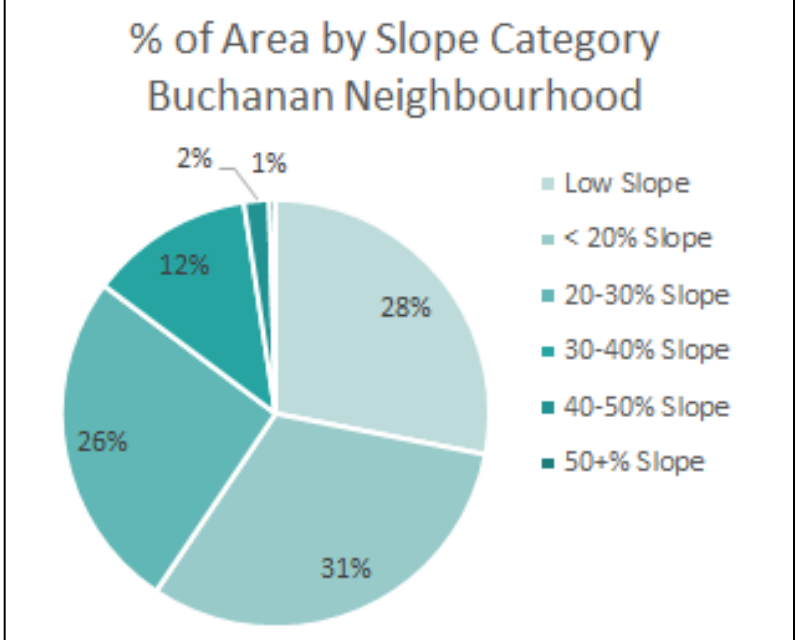
STRENGTHS & OPPORTUNITIES

- Unobstructed lake views
- Existing public beach accesses developed and maintained by the District (i.e. Burdekin Lane)
- Opportunity to maintain undisturbed natural slopes where development has not yet occurred

NEIGHBOURHOOD-SPECIFIC POLICIES:

- Public access to Okanagan Lake should be secured via subdivision whenever possible
- Access to Highway 97 should be controlled to avoid creating safety hazards
- Shoreline development should be managed in the Shoreline Management Area through Development Permits, an annual licensing program and Encroachment Agreements
- Disturbance of natural slopes should be avoided
- Each lot should be limited to a single shoreline access route to minimize site disturbance and reduce the visual impact of development

FACTS: SLOPES



2.3.2 BUCHANAN

The Buchanan Neighbourhood extends from the northern boundary of the District of Peachland near the Highway 97 and 97C interchange, southeast of Highway 97 approximately 3.75 kilometers along the shoreline of Okanagan Lake to Trepanier Bay Park [just south of 3998 Beach Avenue at the District water pump station].

This neighbourhood features a steep slope to the lake edge; it is accessed by Drought Road, Robinson Place and Lane, Buchanan Road and Beach Avenue. 82% of the lots in this neighbourhood are zoned for single detached residential. There are two low density/cluster multi-unit residential buildings (23 units) located on Buchanan Road (RM-3 and CD-6 Zone). The 16 remaining properties are variously designated for rural residential, resort commercial and park uses.

The 2016 Citizen Survey results indicate that there is a significant level of concern for the environmental impact of development in this neighbourhood. All properties north of McKay Lane are subject to Technical Development Permit requirements to protect environmental objectives.

OBJECTIVES	POLICIES
.1 Building forms respond to the natural landscape	.1 Encourage second and third floor outdoor amenity areas (i.e. patios) along Beach Avenue
.2 The waterfront remains a key public asset	.1 Create view corridors between buildings to the lake .2 Maintain public access to the beach by requiring dedication of a public walkway along the foreshore where not yet present
.3 Enhanced waterfront experience	.1 Promote the safe and convenient movement of people along the waterfront .2 Retain and enhance existing beach accesses
.4 Streets welcome people	.1 Use lanes to create connections within the neighbourhood as part of the overall pedestrian connectivity system to move people between the upland and the beach
.5 Connections are created within and between Neighbourhoods	.1 Promote construction and maintenance of a continuous pedestrian route from Downtown to West Kelowna

DESCRIPTION

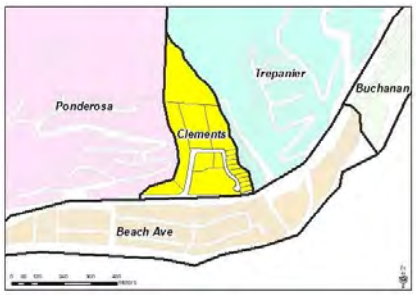
The Clements Neighbourhood is the area of land on the west side of Highway 97 within Clements Crescent; it is physically isololated and geographically constrained by the steep slopes created by Trepanier Creek. The neighbourhood features the only significant commercial development outside of Downtown, the Peachland Elementary School and some low-density multi-unit residential housing.

Development in this neighbourhood faces several challenges. While signalization of the intersection at Clements Crescent has significantly improved safety for the shopping centre, elementary school and Low Density Multi-unit Residential developments that occupy most of the area, the local road network needs improvement. Access/egress from the manufactured home park located north of Trepanier Creek through across Trepanier Creek is needed to improve traffic safety and circulation within the neighbourhood. The minimal quantity of vacant, flat, land outside the Riparian Protection area is currently unconstructed.

FACTS (WHAT WE KNOW)

Number of Lots / Property Titles	18	31
Number of buildings** based on 2014 building footprints includes sheds/garages	35	
Smallest lot in neighbourhood	1,071.00	sq. meters
Largest lots in the neighbourhood	4.09	hectares
Total Parcel Area	15.53	hectares
Average lot size in the neighbourhood	8,630	sq. meters
Number of lots designated ALR	0	
Number of lots subject to Technical DP	31	
Assessed value of land (Gross Land)	$10,869,957	
Assessed value of improvements (Gross Improvement values)	$12,504,700	
Total Assessed value	$23,374,657	
Average Assessed value	$754,021	
Number of serviced lots by type of service	12	Water
(Based off of Utility Billing Information)	12	Sewer
	31	Solid Waste
Number of parks	1	
Number of street lights	2	
Length of sidewalks	380.92	meters
Length of road	540.42	meters
Estimated population	60	

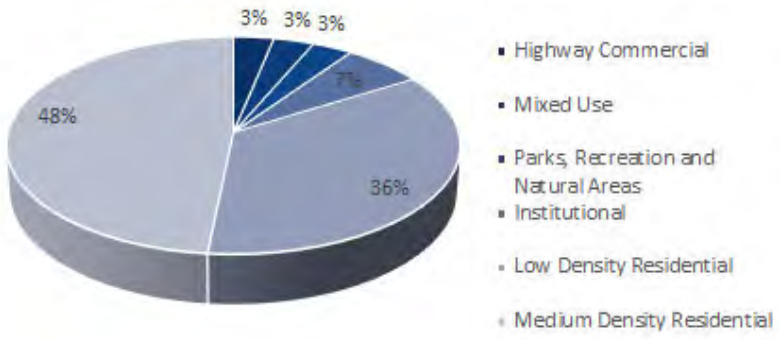
LOCATION (WHERE)



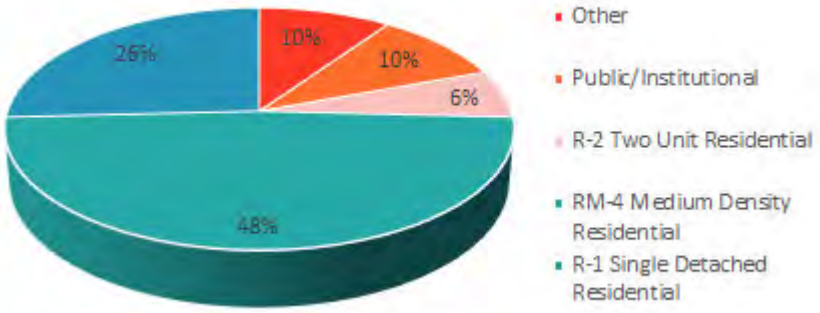
PREFERRED FUTURE LAND USES:

- Commercial
- Institutional
- Intensive Residential
- Medium Density Multi-unit Residential
- Parks and Open Space

FACTS: MOST COMMON LAND USE DESIGNATIONS



FACTS: MOST COMMON ZONE DESIGNATIONS



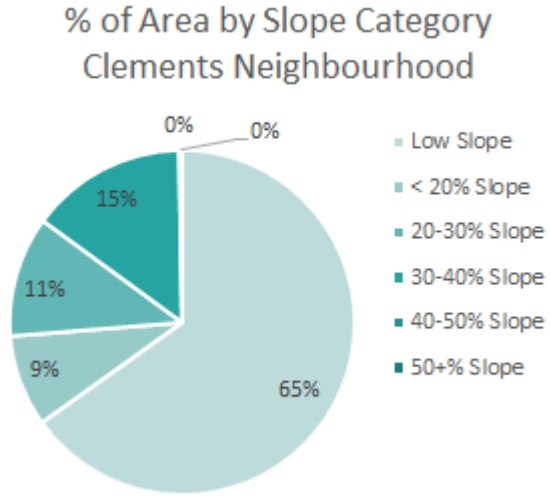
STRENGTHS & OPPORTUNITIES:

- Existing multi-unit residential development in the neighbourhood is well situated relative to the elementary school
- Large vacant lot with a substantial flat development area may become available for development if and when access is constructed through private land
- Large provincial highway right-of-way in front of the shopping centre is currently used for short-term parking by tractor-trailers

NEIGHBOURHOOD-SPECIFIC POLICIES:

- Protect environmental values of and public access to Trepanier Creek
- Support continued and improved vehicle and pedestrian access

FACTS: SLOPES



DOWNTOWN NEIGHBOURHOOD

DESCRIPTION

As the southern anchor and entrance to the Beach Avenue Neighbourhood, Downtown extends from the intersection of Beach and Princeton Avenues and Highway 97 north to 6th Street and the 'Civic Precinct' (Community Centre and Peachland Historic School). In particular, the area between 1st to 4th Streets is eligible for a municipal Revitalization Tax Incentive Program. Redevelopment is expected to extend Downtown to the Civic Precinct. The Pentowna Marina, Day-Use Wharf, Heritage Park, Centennial walkway, Municipal Hall, Fire Department and a variety of shops, services and restaurants featuring seasonal sidewalk patios attract both residents and visitors. A wide variety of community events and program are also hosted in Heritage Park annually.

A Downtown Parking Management Study conducted in 2016 determined that existing public and on-street parking facilties adequately accommodate existing uses based on seasonal demand but that redevelopment projects should incorporate under-building parking facilities to serve additional residents and visitors.

LOCATION (WHERE)

VISION

A revitalized Downtown attracts people to a thriving business district.

FACTS (WHAT WE KNOW)

Number of Lots / Property Titles	71	73
Number of buildings** based on 2014 building footprints includes sheds/garages	93	
Smallest lot in neighbourhood	114.32	sq. meters
Largest lots in the neighbourhood	8,006.50	sq. meters
Total Parcel Area	6.39	hectares
Average lot size in the neighbourhood	899.60	sq. meters
Number of lots designated ALR	0	
Number of lots subject to Technical DP	27	
Assessed value of land (Gross Land)	$36,780,000	
Assessed value of improvements (Gross Improvement values)	$10,280,600	
Total Assessed value	$47,060,600	
Average Assessed value	$644,665.75	
Number of serviced lots by type of service	61	Water
(Based off of Utility Billing Information)	59	Sewer
	32	Solid Waste
Number of parks	6	
Number of street lights	30	
Length of sidewalks	1,157.98	meters
Length of road	261.17	meters
Estimated population	100	

DOWNTOWN NEIGHBOURHOOD

CHALLENGES:

- Existing subdivision pattern; small lots must be consolidated to create lots large enough to support commercial and/or mixed-use (commercial/residential) development
- Geographically constrained by Okanagan Lake and Highway 97 and the civic precinct
- Flood construction level and high water table limit development of underground parking facilities
- Cost of land assembly
- Infrastructure gaps (i.e. discontinuous sidewalks, community water system fire flow servicing capacity)
- Reinvestment in low intensity land uses competes with redevelopment opportunities and capitalization on revitalization opportunities
- Market forces that promote residential land development over commercial land development

STRENGTHS & OPPORTUNITIES:

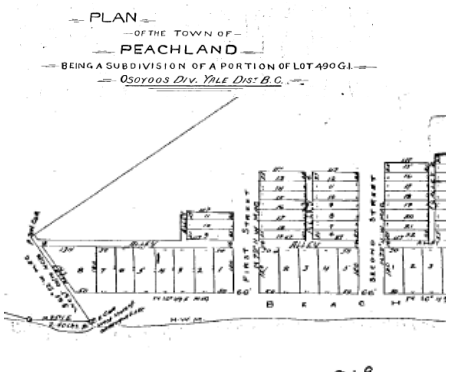
- Relatively easy-to-develop flat land may be particularly suitable for the implementation of sustainability-focused development practices
- Civic, cultural and commercial heart of the community
- Mix of existing commercial and services uses for residents and visitors
- Safe and accessible places for social interaction and recreation for residents and visitors
- Good location for both commercial development and increased residential density; ability to accommodate variety of future residents in close proximity to services and amenities
- Older housing stock nearing natural end-of-life opens opportunities for redevelopment
- Opportunity to develop buildings in a compact form that prioritizes pedestrian mobility

PREFERRED FUTURE LAND USES:

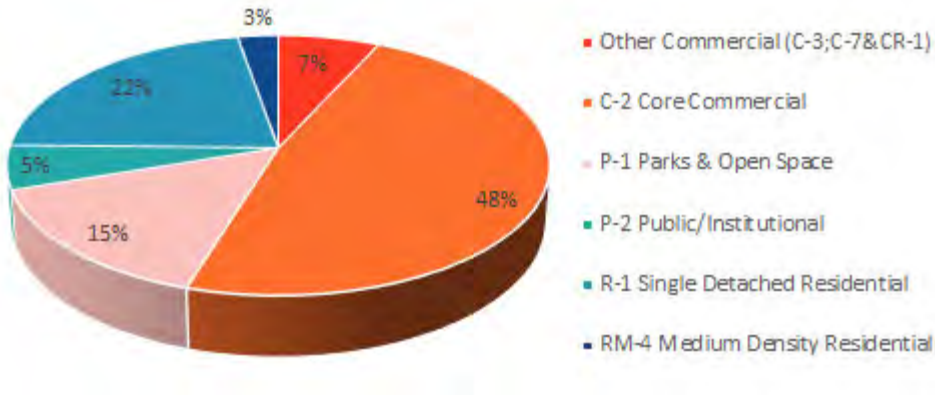
- Commercial (including artisan industrial, retail stores and offices)
- Mixed commercial and residential uses
- Assembly
- Care Facilities
- Eating Establishments
- Education Facilities
- Entertainment & Theatre
- Institutional
- Parks and Open Space
- Personal & Health Services
- Tourist Accommodations & Facilities

NEIGHBOURHOOD-SPECIFIC POLICIES:

- Allow taller buildings to visually identify Downtown as the commercial center, anchor the southern extent of the neighbourhood and to invite pedestrian exploration
- Maximize land use efficiency and enjoyment of views by extending the hillside affect to the Beach Avenue Neighbourhood (i.e. stepping building heights down from Highway 97 to the lake)
- Encourage the ground floor of mixed-use buildings to be 100% commercial along the length of the sidewalk frontage
- Wherever possible vehicle access should be from side streets or an abutting lane; Beach Avenue should prioritize pedestrian mobility
- Wide sidewalks and patios should be included in new buildings to provide adequate area for seasonal vending and seating along the commercial frontage

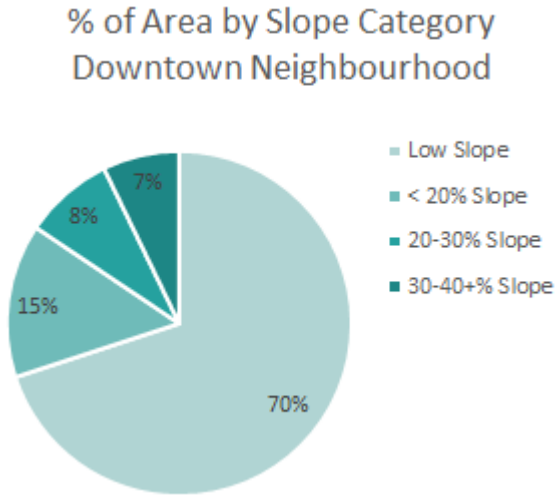


FACTS: MOST COMMON ZONE DESIGNATIONS



MUSEUM:

FACTS: SLOPES



2.3.4 DOWNTOWN

While technically Downtown is a distinct character area in the Beach Avenue Neighbourhood, the historical significance and distinctly different existing land uses warrant separate consideration for statistical information gathering and character purposes. While not geographically central, it is the historical center of the community.

It has a “small town” feel because small lots were created by the original 1902 subdivision plan. The historic “museum” building anchors the south end of Downtown. The character area extends to Sixth Street. The area includes and will continue to support, a wide range of retail, financial, institutional, service, entertainment, food and beverage, accommodation, multi-unit residential as well as social and cultural activities. Local merchants and property owners have been encouraged to pursue initiatives towards revitalizing the downtown area through a combination of improvements. Revitalization of the downtown commenced with the beautification of Beach Avenue. Further revitalization is expected to occur on a phased basis and include a greater integration of multi-unit residential development to enliven the neighbourhood.

2016 Citizen Survey results indicate that there is good support for increasing the number of dwelling units in the Downtown Character Area.

In addition to the policies identified for the Beach Avenue Neighbourhood, the following are applicable to the Downtown Neighbourhood/Character Area:

OBJECTIVES	POLICIES
.1 Building forms respond to the natural landscape	.1 Use building height to visually identify Downtown as the heart of the community; while building heights are highest near Highway 97 and slope down to Beach Avenue
.2 Landmarks are protected and enhanced	.1 Encourage lot consolidation between Beach Avenue and Waldo Way and between Waldo Way and Highway 97 to create larger building sites that allow the construction of buildings that include landmark features .2 Use built form to celebrate the significance of the Downtown character area .3 High profile buildings at street ends should include pedestrian-oriented forecourt and vehicle turning areas that reinforce a sense of arrival to draw people down the side streets .4 Encourage multi-level structured parking podiums fronted by ground-oriented boutique commercial units and/or stacked townhomes to be incorporated into building design on properties directly adjacent to the Highway 97 right of way
.3 Streets welcome people	.1 All frontage improvements on side streets in the Downtown character area should be consistent with the general character of the streetscape on Beach Avenue .2 Encourage vehicle access be taken from side streets rather than Waldo Way where practical .3 Consider using Waldo Way as a model “green lane” to show how pedestrian priority and green infrastructure strategies can create a unique experience. Consider rebuilding the lane with pervious paving, rain gardens and swales to create a natural

OBJECTIVES	POLICIES
	infiltration model project. Consider the lane as a community amenity space first and a street second .4 Explore the potential for full or partial lane or street ends closure to maximize utility or to provide space for pedestrian plazas or other public space (e.g. exchange land for public parking to be created in an under-building structure) .5 Use lanes to create connections within the neighbourhood as part of the overall pedestrian connectivity system to move people between parking and commercial uses .6 Encourage activities along lanes that attract pedestrians to use lanes for multiple purposes. (i.e. courtyards and outdoor amenity areas to enliven the space)
.4 Connections are created within and between Neighbourhoods	.1 Encourage building design that creates pedestrian plazas and mid-block pathways to connect Beach Avenue with Waldo Way

WHERE

HARDY FALLS NEIGHBOURHOOD

2.3.5 SECTION

DESCRIPTION

The Hardy Falls Neighbourhood is geographically constrained by steep hillsides, Peachland (Deep) Creek and Highway 97; minimal available vacant land outside of the Riparian Protection and regional park areas

Existing manufactured home parks occupy most of the area; no redevelopment is anticipated of these sites in the near future

Limited access via Hardy Street; local road network needs improvement

Access/egress improvements at the intersection of Hardy Street is needed to improve traffic safety; construction of a protected "T" intersection is anticipated.

LOCATION (WHERE)

FACTS (WHAT WE KNOW)

Number of Lots / Property Titles	90	90
Number of buildings** based on 2014 building footprints includes sheds/garages	101	
Smallest lot in neighbourhood	75.73	sq. meters
Largest lots in the neighbourhood	3.94	hectares
Total Parcel Area	22.40	hectares
Average lot size in the neighbourhood	2,488.43	sq. meters
Number of lots designated ALR	0	
Number of lots subject to Technical DP	90	
Assessed value of land (Gross Land)	$9,405,000	
Assessed value of improvements (Gross Improvement values)	$6,760,400	
Total Assessed value	$16,165,400	
Average Assessed value	$179,615.56	
Number of serviced lots by type of service	14	Water
(Based off of Utility Billing Information)	3	Sewer
	81	Solid Waste
Number of parks	2	
Number of street lights	9	
Length of sidewalks	0	meters
Length of road	1,199.22	meters
Estimated population	70	

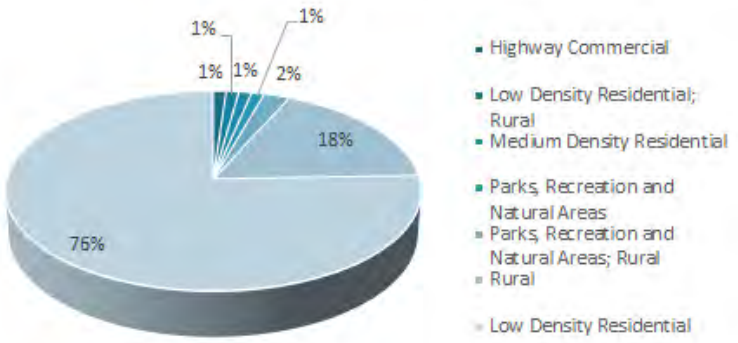
STRENGTHS & OPPORTUNITIES:

- Commercially zoned property available for development
- Intensive Residential use in existence makes good use of the flat land
- Opportunity to protect environmental values of and public access to Peachland (Deep) Creek

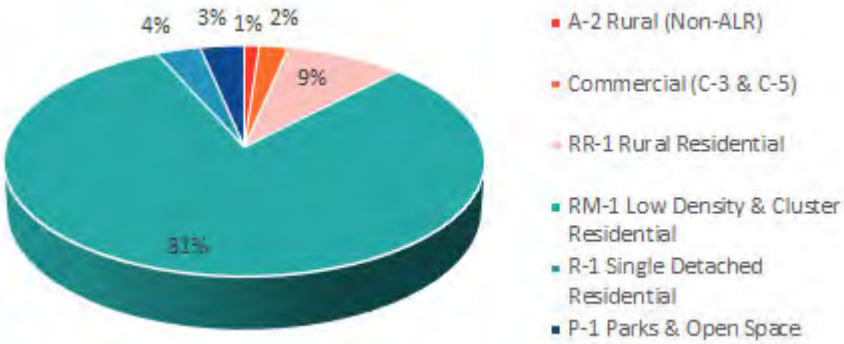
PREFERRED FUTURE LAND USES:

- Tourist Commercial
- Intensive Residential
- Medium Density Multi-unit Residential
- Mixed use
- Parks and Open Space

FACTS: MOST COMMON LAND USE DESIGNATIONS



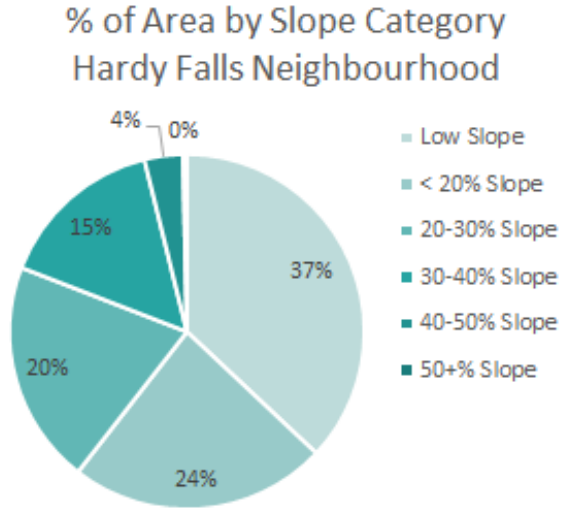
FACTS: MOST COMMON ZONE DESIGNATIONS



FACTS:

There are 70 mobile homes located in mobile home parks in this neighbourhood.

FACTS: SLOPES



2.3.5 HARDY FALLS

Hardy Falls is the southern-most neighbourhood in Peachland. It is bound by the municipal boundary with Regional District of Central Okanagan Central Okanagan West Electoral Area, Deep Creek and Okanagan Lake. It includes Hardy Falls Regional Park, a 3.44ha scenic wilderness park featuring hiking trails. Two manufactured home parks containing 72 units are located on the upland side of Highway 97. Development is constrained by steep slopes to the west and the highway and lake to the east.

Medium density residential development is permitted in this neighbourhood with a maximum of 72 units per hectare (29 units per acre) and 20 meters (65 feet) in height where the building envelope is established on flatter lands having less than 2 percent slope. Development of a neighbourhood commercial node is possible with the presence of a commercially zoned property at Hardy Road. However, Ministry of Transportation requirements for access improvements may be a challenge.

OBJECTIVES	POLICIES
.1 Gateway features define the entrance to each Neighbourhood	.1 Use the built form to make a prominent, distinctive gateway to the neighbourhood and Peachland
.2 The waterfront remains a key public asset	.1 Create view corridors through buildings and along side streets to the lake .2 Maintain the waterfront as a public park by requiring dedication of a public walkway along the foreshore where not yet present. .3 Discourage parking along the beach where no infrastructure is available to collect and filter contamination from activities conducted on the road (i.e. oil spillage from parked cars)
.3 Enhanced waterfront experience	.1 Promote the safe and convenient movement of people along the waterfront and across the highway .2 Retain and enhance existing beach access
.4 Streets welcome people	.1 Use lanes to create connections within the neighbourhood as part of the overall pedestrian connectivity system to move people between parking and commercial uses
.5 Connections are created within and between Neighbourhoods	.1 Promote construction and maintenance of a continuous pedestrian route from Hardy Falls to Downtown and beyond
.6 A rich mix of compatible land uses enhance neighbourhood and economic vitality	.1 Encourage residential uses over lower floor commercial uses .2 Design flexible lower floor unit spaces that are adaptable for multiple purposes to respond to changing economies and reduce waste and lifecycle costs
.7 Increased residential density; more people living in the neighbourhood	.1 Promote a compact form of development

LOWER PRINCETON NEIGHBOURHOOD

DESCRIPTION

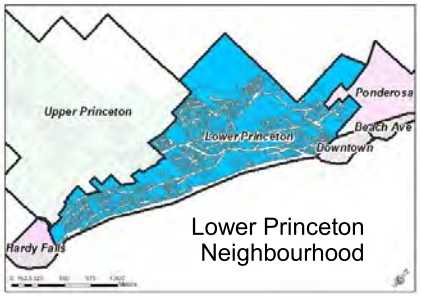
The Lower Princeton Neighbourhood extends from north of Peachland (Deep) Creek along Highway 97 to the intersection of Beach and Princeton Avenues and uphill to include the former Area Structure Plan Area and neighbourhoods accessed from Princeton Avenue. Limited access to Highway 97 means that cross-slope roads such as Princess Street will serve this area. The anticipated extension of Somerset Avenue to the Ponderosa Neighbourhood will improve access to each of these neighbourhoods. The District will also seek pedestrian facility improvements to connect this area with other neighbourhoods as development occurs.

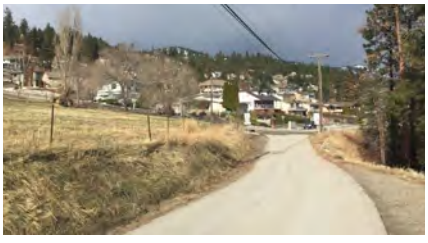
Good views to Okanagan Lake are generally enjoyed by properties in this neighbourhood. There are a number of large properties that will be eligible for redevelopment to Medium Density Multi-unit Residential upon extension of sewer to service the area. While multi-unit residential development compatible with the natural terrain remains the future land use preference in much of the neighbourhood, there are also opportunities for providing secondary and garden suites to density existing single detached residential portions of the neighbourhood served by community sewer.

FACTS (WHAT WE KNOW)

Number of Lots / Property Titles	850	965
Number of buildings** based on 2014 building footprints includes sheds/garages	922	
Smallest lot in neighbourhood	231.30	sq. meters
Largest lots in the neighbourhood	35.25	hectares
Total Parcel Area	282.01	hectares
Average lot size in the neighbourhood	3,317.71	sq. meters
Number of lots designated ALR	7	
Number of lots subject to Technical DP	719	
Assessed value of land (Gross Land)	$199,643,125	
Assessed value of improvements (Gross Improvement values)	$221,041,200	
Total Assessed value	$420,684,325	
Average Assessed value	$486,340.26	
Number of serviced lots by type of service	765	Water
(Based off of Utility Billing Information)	447	Sewer
	746	Solid Waste
Number of parks	8	
Number of street lights	130	
Length of sidewalks	1,611.43	meters
Length of road	25,950.53	meters
Estimated population	1700	

LOCATION (WHERE)





LOWER PRINCETON NEIGHBOURHOOD

CHALLENGES:

- 70% of the neighbourhood is characterized by slopes in excess of 20%
- Highway 97 extends the length of the southern boundary of the neighbourhood
- Access to upslope portions of the neighbourhood currently restricted to Renfrew Road from the west and Princeton Avenue in the east.

STRENGTHS & OPPORTUNITIES:

- The fate of the provincial highway corridor (Highway 97) will significantly impact the future of the lower slopes of this neighbourhood.
- Opportunity to expand pedestrian facilities (sidewalk and trails) as development occurs
- Community water and sanitary sewer are available for extension throughout this neighbourhood
- Good views to Okanagan Lake

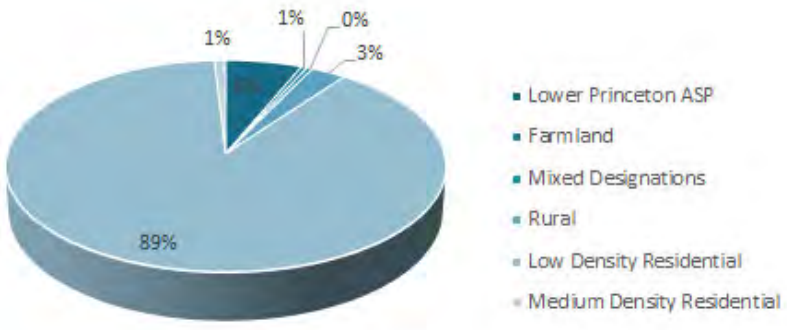
PREFERRED FUTURE LAND USES:

- Tourist Commercial
- Medium Density Multi-unit Residential
- Low Density Residential
- Parks and Open Space

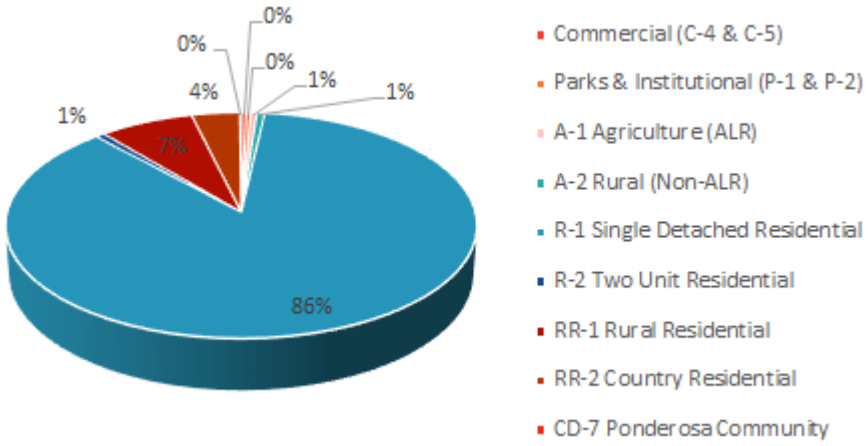
NEIGHBOURHOOD-SPECIFIC POLICIES:

- Background information to the Lower Princeton Area Structure Plan should inform development in that portion of the neighbourhood to which it applies
- Hillside Development Permit Area Guidelines should be rigorously applied

FACTS: MOST COMMON LAND USE DESIGNATIONS

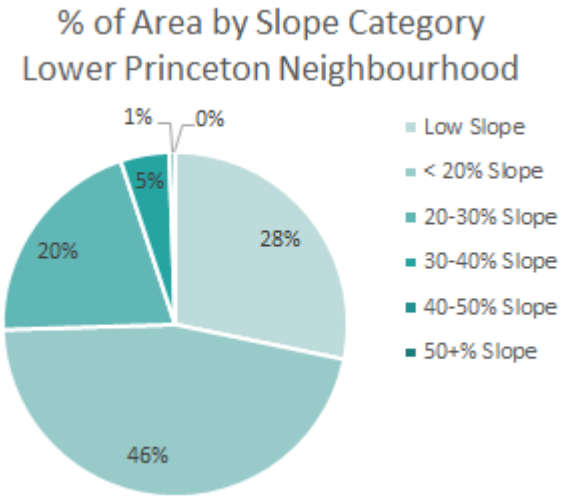


FACTS: MOST COMMON ZONE DESIGNATIONS



TYPICAL HILLSIDES:

FACTS: SLOPES



2.3.6 LOWER PRINCETON

The Lower Princeton Neighbourhood extends from the intersection of Princeton Avenue and Highway 97 south approximately 3.6 kilometres to Deep Creek and west to include upslope neighbourhoods accessed from Princeton Avenue. It is located such that access to services and amenities is relatively easy, most particularly at lower elevations. The natural slope down from the west to the lake and proximity to the lake along the east edge of the neighbourhood provide high quality lake and mountain views.

The Lower Princeton Area Sector Plan completed in 2011 provides the template for future development. It is anticipated that achievable densities will be limited by the topography; however, the existing multi-unit residential development located along Highway 97 is expected to expand in the future. Medium density multi-unit residential development is encouraged in this neighbourhood to take advantage of views, access to service infrastructure and ease of pedestrian access to Downtown.

The Lower Princeton neighbourhood contains some larger undeveloped lots on steep slopes. The southern portion of the neighbourhood is developed along the slopes above Highway 97. No new access will be permitted to Highway 97 so access must be gained from the cross-slope road network. Most of the properties above Renfrew Road are subdivided into single detached residential lots. There are 23 different BC Assessment Use Codes assigned to properties in this neighbourhood reflecting a variety of mainly residential and agricultural uses.

2016 Citizen Survey results indicate that there is wide support for increasing the number of dwelling units in the Lower Princeton Neighbourhood.

OBJECTIVES	POLICIES
.1 Building forms respond to the natural landscape	.1 Avoid development of buildings or structures on slopes greater than 30% .2 Require that Geotechnical and Hydro-geotechnical reports are undertaken to define slope hazard to public and private property and recommend mitigation measures for all development applications in this neighbourhood .3 Smaller stepped retaining walls articulated and finished for consistency with natural terrain or with the slope above or below the walls will be encouraged; landscaping should be provided at the base of all walls
.2 The waterfront remains a key public asset	.1 Create view corridors through and between buildings .2 Limited access to the lake is possible in this neighbourhood due to the location of Highway 97. However, if the highway location changes in future it should remain the policy to maintain the waterfront as a public park by requiring dedication of a public walkway along the foreshore .3 Discourage parking along the beach where no infrastructure is available to collect and filter contamination from activities conducted on the road (i.e. oil spillage from parked cars)
.3 Enhanced waterfront experience	.1 Discourage movement of people across the highway .2 Appreciate the unimpeded view from the highway corridor through this neighbourhood

WHERE

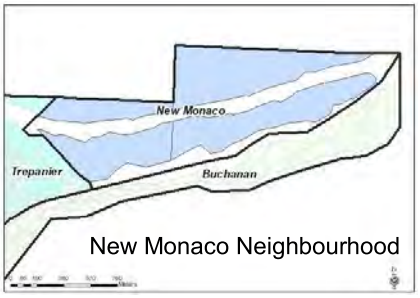
NEW MONACO NEIGHBOURHOOD

2.3.7
SECTION

DESCRIPTION

The approximately 50 ha (125 ac) developable area of the New Monaco Neighbourhood is defined by intersection of Highways 97 and 97C at the northern boundary of the District of Peachland; it extends approximately 2.5 kilometres west to the edge of existing development at Walker Road. The master-planned community consists of three neighbourhood areas: Village, Central and Western. That portion of the neighbourhood located to the west of Highway 97 is expected to be left in its natural state during the time period covered by this OCP.

LOCATION (WHERE)



FACTS (WHAT WE KNOW)

Number of Lots / Property Titles	4	4
Number of buildings** based on 2014 building footprints includes sheds/garages	2	
Smallest lot in neighbourhood	12.28	hectares
Largest lots in the neighbourhood	35.78	hectares
Total Parcel Area	98.63	hectares
Average lot size in the neighbourhood	24.66	Hectares
Number of lots designated ALR	0	
Number of lots subject to Technical DP	4	
Assessed value of land (Gross Land)	$7,039,453	
Assessed value of improvements (Gross Improvement values)	$100.00	
Total Assessed value	$7,039,553	
Average Assessed value	$1,759,888.25	
Number of serviced lots by type of service	0	Water
(Based off of Utility Billing Information)	0	Sewer
	0	Solid Waste
Number of parks	0	
Number of street lights	0	
Length of sidewalks	0	meters
Length of road	6,878.90	meters
Estimated population	0	

VISION

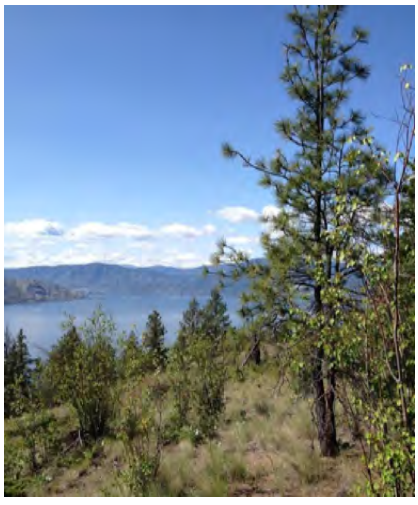
An integrated neighbourhood of a uniquely Okanagan-style, that is socially, environmentally and economically sustainable, where residents live, work, shop and play all within walking distance and among nature trails, inspirational parks, artist lanes and community gardens. The Village is a mixed-use commercial area that serves residents' daily needs, generates high-quality employment opportunities and attracts visitors to the neighbourhood.

VISION

A showcase for leading development practices, a mix of synergistic uses combine at New Monaco to create a diverse, healthy, resilient neighbourhood that significantly expands Peachland's economic capacity.

FACTS:

- Extensive technical studies identifying site attributes guide the responsible development of this neighbourhood.
- Continuing work with the UBC—Okanagan, Okanagan College and other research collaborators extends Peachland's ability to foster new 'best practices'.



NEW MONACO NEIGHBOURHOOD

CHALLENGES:

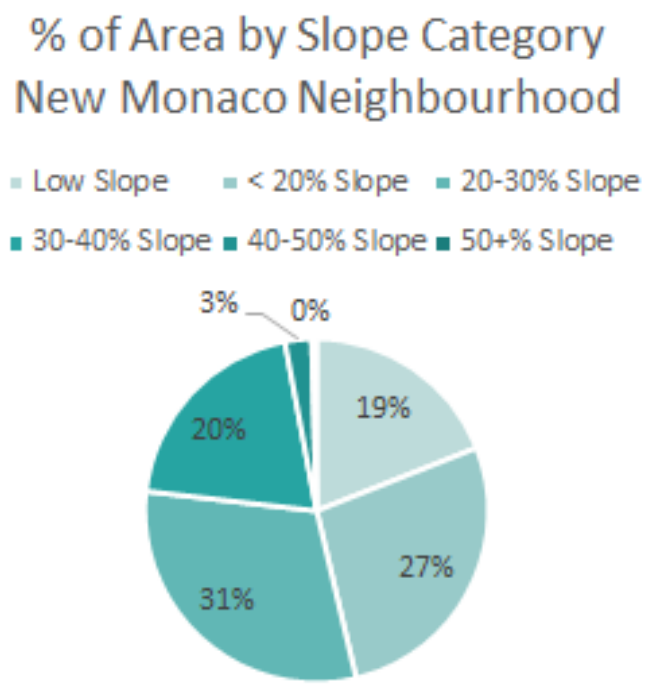
- Provincial highways flank the length of the 125 acre development site posing access limitations
- Greenfield development requiring substantial up-front infrastructure investments by the developer

STRENGTHS & OPPORTUNITIES:

- Comprehensive development concept that includes a village providing a live-work-play environment
- Fabulous views from a varied landscape

PREFERRED FUTURE LAND USES:

- Comprehensive Development
- Varied by Neighbourhood Sub-area
- Mixed Use & Residential
- Parks, Recreation and Open Space



2.3.7 NEW MONACO

The New Monaco Neighbourhood is a largely green-field site at the northern extent of Peachland. The master-planned community consists of three neighbourhood areas: Village, Central and Western.

The New Monaco Area Sector Plan, completed in 2011 and the CD-10 Zone adopted into the Zoning Bylaw in 2014, provide the framework for creating the new neighbourhood. Extensive use and density regulations included in the CD-10 New Monaco Neighbourhood zone set maximum residential density (2800 units) and commercial space targets. The intention was to create a zone that will ensure a heightened development quality and adaptability to changing preferences over the course of the estimated 30-year build-out of the neighbourhood.

Western Neighbourhood Area – The landscape of the Western Neighbourhood Area features steep slopes and is heavily treed. The terrain suits a low-density approach and smaller building footprints designed to fit into the steep slopes. The lower density residential use envisioned for this area will blend well with the existing residential neighbourhood located to the west.

Central Neighbourhood Area – The open and more gently sloped meadow of the Central Neighbourhood can accommodate larger building floor areas, a medium density of development and a terraced series of buildings, with higher buildings against the high back wall of the Coquihalla Connector (Highway 97C). The Central Neighbourhood will be further broken down into enclaves of housing and commercial to maintain a fine grained scale of development. In addition, a range of small facilities maybe fit into the area, along with some institutional uses, likely connected to outdoor recreation areas. This neighbourhood has very little visibility from Peachland on Highway 97 below.

Village Neighbourhood Area – The eastern neighbourhood, envisioned to be the heart of the New Monaco Village, is visually accessible from both Highways 97 and 97C. The gently sloped, bowl-shaped native landscape provides the opportunity for a village that accommodates underbuilding parking, larger building floor plates and building heights that capitalize of the high visibility to passing traffic. The Village is expected to develop as a diverse mixed-use area that supports a full range of jobs based on a foundation of office space housing health, wellness and technology companies. It will also become a hospitality and amenity precinct that includes a hotel, supporting facilities and unique retail experiences. The objective is to create a rich experiential landscape that manifests Okanagan lifestyles; a strong artistic and artisan culture that is relaxed, progressive and distinctive.

Development design intends to respond to site characteristics, healthy-community priorities and sustainable development objectives. Extensive studies address the complex issues associated with development of the site; additional professional reports will be submitted to address lot-specific details as the subdivision and development process proceeds.

New Monaco was the most favoured location for future development according to the 2016 Citizen Survey. Only residents of the Buchanan and Clements Neighbourhoods favoured development in the Lower and Princeton Neighbourhoods more frequently.

OBJECTIVES

.1 Building forms respond to the natural landscape

POLICIES

.1 Focus development in the Village and central areas; minimize disturbance in the western area to maintain the natural landscape in that area
.2 Respect and enhance environmentally sensitive areas
.3 Recognize the agricultural history of the site
.4 Moderate building mass by stepping rooflines or portions of rooflines and building mass of individual buildings down from

OBJECTIVES	POLICIES
	higher elevations to the lake
.2 Development maximizes practical sustainability outcomes	.1 Encourage advanced green building and infrastructure design where possible, including a targeted 50% reduction in per capita water consumption over [Peachland] 2011 levels .2 Support the implementation of a comprehensive sustainable development strategy that ensures the highest practical standards of sustainability performance in every area including land use, transportation, buildings, landscape design, infrastructure, social facilities, food systems and economic diversity .3 Support the implementation of an ecosystem enhancement strategy that guides landscape design throughout the site to engineer biodiversity and enrich habitat for birds and other species compatible with the type of development envisioned for each neighbourhood area .4 Landscaping will endeavor to replace lost trees on a two-to-one ratio (for each tree removed two will be replanted) .5 Encourage implementation of advanced water conservation and stormwater runoff systems .6 Encourage implementation of integrated infrastructure systems that produce resources from waste (i.e. reuse of harvested wastewater for heat or irrigation) .7 Encourage implementation of alternative and renewable low-carbon energy systems, recycling and composting .8 Encourage installation of waste and resource management infrastructure to reduce or better manage materials and resources towards a long-term target of “zero-waste”
.3 Gateway features define the entrance to the Neighbourhood	.1 Significant buildings, landscape features or other landmarks welcome people to each neighbourhood area
.4 Landmarks are protected and enhanced	.1 Preserve natural and cultural features unique to the neighbourhood (i.e. Drought Creek corridor and archeological sites) .2 Create new landmarks that aid navigation for pedestrians and vehicles
.5 A parks and open space system enhances the neighbourhood	.1 Implement a comprehensive Parks Plan, including both active and passive recreation opportunities to guide the dedication and development of public parks throughout the neighbourhood to a minimum of 9% of the developable area or 4.65 ha (11.5 acres) .2 Create a network of parks, trails, viewpoints, courtyards, integrating fruit growing and viticulture into the neighbourhood .3 Encourage the development of a diversity of outdoor recreational, cultural and educational experience for the community .4 Require a Parks Management Plan be developed for environmentally sensitive areas to address public access and control of undesirable activities, invasive species control, pet impact control, public safety (danger tree, steep slopes, etc.), public education and habitat enhancement .5 Target the provision of 16% of the area or 8.0 ha (20 ac) of

OBJECTIVES		POLICIES	
			programmed public spaces (i.e. community gardens, neighbourhood parks, performance and gathering spaces)
.6	Streets welcome people	.1	Use lanes to create connections within the neighbourhood as part of the overall pedestrian connectivity system to move people between parking and commercial uses
		.2	Encourage activities along lanes that attract pedestrians to use lanes for multiple purposes. (i.e. courtyards and outdoor amenity areas to enliven the space)
.7	An active and lively streetscape	.1	Consider programming of public spaces to maximize public benefit and enjoyment
		.2	Entertain opportunities to make streets and lanes public amenities first and vehicle travel routes second
.8	Connections are created within and between Neighbourhoods	.1	Promote construction and maintenance of a continuous pedestrian route from the New Monaco Neighbourhood to Trepanier Neighbourhood and Downtown
		.2	Neighbourhood design integrates a pedestrian and transit-oriented plan (i.e. trail and greenway network), with the intent of having people chose walking, cycling or transit instead of driving
		.3	Implement a neighbourhood-specific Parks and Trails Plan to integrate and connect parks, trails and public open spaces to provide linkages and destinations to enjoy views
		.4	The New Monaco Neighbourhood Transportation Master Plan maintains appropriate operating levels of service on Highways 97 and 97C, ensures safe and efficient flow of traffic and provide maximum network connectivity
		.5	The main entrance to the site will connect to an east-west collector road, as well as to a parallel local road; intermittent north-south local roads will complete the internal network
		.6	Access and egress may be provided to Highway 97C
		.7	At full build-out a road will connect the New Monaco Neighbourhood with the Trepanier Neighbourhood in the vicinity of the community trunk water main
		.8	The road network will maximize connectivity while minimizing environmental impact to hillslopes and environmentally sensitive areas (i.e. creeks and gullies)
.9	One of the highest transit-mode shares of any neighbourhood in the Okanagan	.1	Encourage the inclusion of a dedicated “transit hub” facility to accommodate transit connections to outside the neighbourhood, especially a convenient “rapid-bus” stop
		.2	The Neighbourhood Transportation Master Plan will be developed in coordination with the regional transit authority
.10	A rich mix of compatible land uses enhance neighbourhood and	.1	Capitalize on synergy created when different uses are located in close proximity (i.e. residences and daily activities)
		.2	Encourage residential uses over lower floor commercial uses

OBJECTIVES	POLICIES
economic vitality	.3 Focus commercial development on employment generating uses related to the medical, education and technology sectors in the Village area .4 Design flexible lower floor unit spaces that are adaptable for multiple purposes to respond to changing economies and reduce waste and lifecycle costs. .5 Extend active uses in the public realm, especially from the building fronts to the street (i.e. sidewalk patios and vending) .6 Target 10% of housing to be affordable
.11 Increased residential density; more people living in the neighbourhood	.1 Transition from the highest density in the Village to medium density residential in the central area to low-density single detached residential in the western area
.12 Local food and wine are celebrated	.1 Incorporate the celebration of local food and wine into the built environment through landscaping and community gardens .2 Encourage the location of food stores, restaurants, value-added artisan light industries and/or temporary' markets in the Village area by incorporating suitable outdoor public spaces into neighbourhood design

PONDEROSA NEIGHBOURHOOD

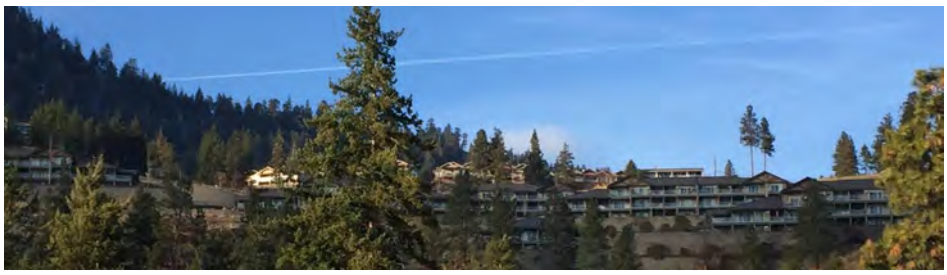
DESCRIPTION

The Ponderosa Neighbourhood includes the area covered by the Ponderosa/ Pincushion Ridge Area Sector Plan and the surrounding areas accessed from Highway 97 via Ponderosa Drive. Comprehensive Development zoning applies to a substantial portion of the neighbourhood and includes provision for replacement of the former Ponderosa Golf Course.

LOCATION (WHERE)

FACTS (WHAT WE KNOW)

Number of Lots / Property Titles	172	389
Number of buildings** based on 2014 building footprints includes sheds/garages	194	
Smallest lot in neighbourhood	646.22	sq. meters
Largest lots in the neighbourhood	61.98	hectares
Total Parcel Area	222.51	hectares
Average lot size in the neighbourhood	1.29	hectares
Number of lots designated ALR	0	
Number of lots subject to Technical DP	161	
Assessed value of land (Gross Land)	$102,172,900	
Assessed value of improvements (Gross Improvement values)	$84,196,600	
Total Assessed value	$186,369,500	
Average Assessed value	$479,098.97	
Number of serviced lots by type of service	136	Water
(Based off of Utility Billing Information)	241	Sewer
	363	Solid Waste
Number of parks	2	
Number of street lights	17	
Length of sidewalks	0	meters
Length of road	4,791.24	meters
Estimated population	750	



PONDEROSA NEIGHBOURHOOD

CHALLENGES:

- Access is via narrow and winding Ponderosa Drive; few opportunities for improving the road infrastructure due to topographical limitations and established single detached residential development
- The initial Ponderosa/Pincushion Ridge Area Sector Plan (ASP) Development Phasing Strategy has not been achieved; the golf course remains undeveloped
- Comprehensive development plans will likely need to be revised to more the development forward

STRENGTHS & OPPORTUNITIES:

- Road construction associated with development of the Ponderosa Neighbourhood will create a cross-hillside connection between neighbourhoods
- Background information contained in the Ponderosa-Pincushion Ridge Area Sector Plan will assist to guide development and protect environmentally sensitive areas

PREFERRED FUTURE LAND USES:

- Low Density Residential—preferably clustered to protect hillside environment
- Medium Density Multi-unit Residential
- Mixed Use Urban Village
- Parks, Recreation and Open Space
- Tourist Accommodation

The current development plans estimate that a total of 2,102 residential units and 208 tourist accommodation units will be constructed in the ASP area.

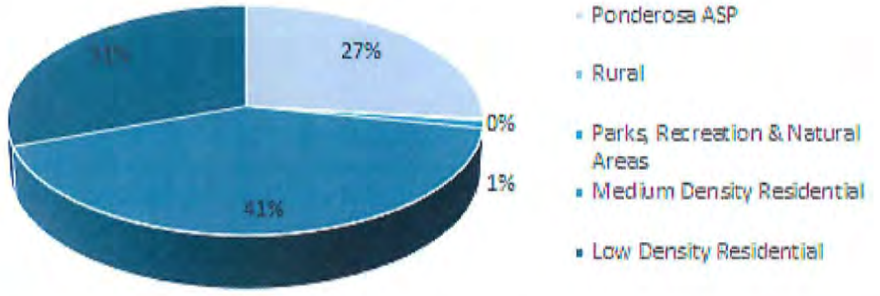
Portions of the neighbourhood that were identified for low and medium density residential and park and open space (including the golf course) development in the ASP have been assigned the appropriate future land use designations. Those areas where the comprehensive development zone considers a mix of uses have been assigned the Comprehensive Development (CD) designation

NEIGHBOURHOOD-SPECIFIC POLICIES:

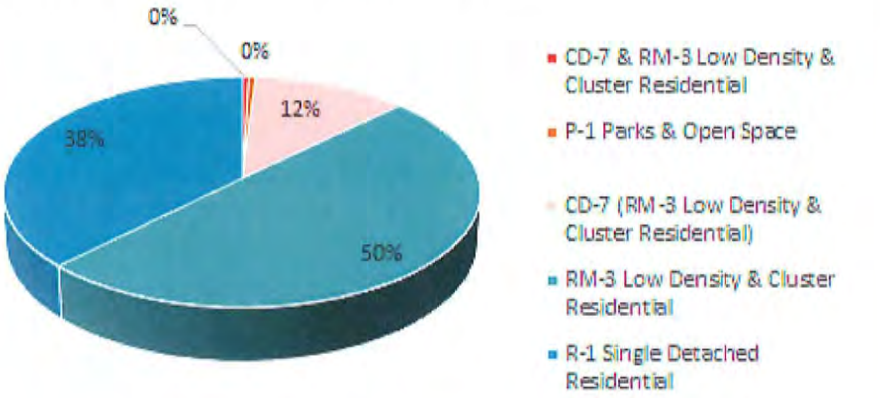
- Prioritize access to Pincushion Mountain as a public park facility accessible by a maintained hiking trail network
- Encourage the protection of the Trepanier canyon and bench to help sustain the mule deer population; previously recognized that golf course and trails uses are compatible with Mule Deer habitat and winter ranging activities.

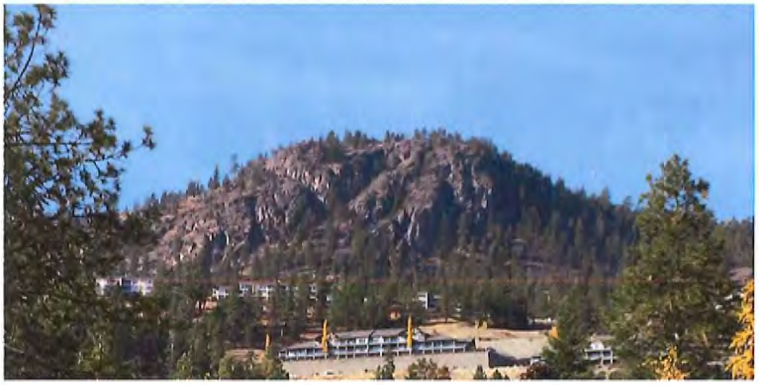
PONDERosa NEIGHBOURHOOD

FACTS: MOST COMMON LAND USE DESIGNATIONS

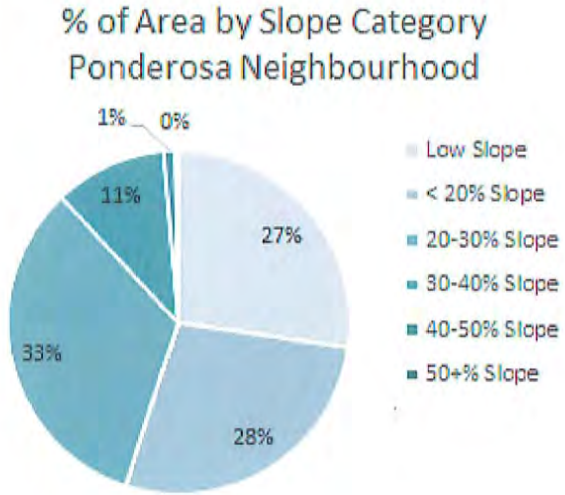


FACTS: MOST COMMON ZONE DESIGNATIONS





FACTS: SLOPES



2.3.8 PONDEROSA

The Ponderosa neighbourhood consists of all of that area upslope of Highway 97 accessed from Ponderosa Drive. Located south/west of Trepanier Creek, it is separated from other neighbourhoods by topography. A significant portion of this neighbourhood is subject to the Ponderosa-Pincushion Ridge Area Sector Plan and the CD-7 Ponderosa Community Zone. Existing development consists mainly of larger lot single detached residential lots and low-density multi-unit residential in townhouse developments adjacent to the former Ponderosa Golf Course. When development of the CD-7 zoned land proceeds, the neighbourhood will benefit from a connection to the Lower Princeton Neighbourhood via Somerset Avenue.

2016 Citizen Survey results indicate that there is good support for increasing the number of dwelling units in the Ponderosa Neighbourhood. The community is anxious for completion of the Ponderosa Golf Course redevelopment to return the aesthetic values previously enjoyed by area residents.

Currently, a mixed-use urban village, a destination golf resort and a total of 2,102 residential and 208 tourists commercial units are provided for in zoning regulation. The expectation was that 47% of the site will remain as natural open space, park or golf course. It is expected that during the timeframe of this OCP that Council and the community will be asked to reimagine the current vision for this neighbourhood and aspects of the CD-7 zone.

OBJECTIVES	POLICIES
.1 Building forms respond to the natural landscape	.1 Focus development in the village area to minimize disturbance of steep slopes and maintenance of the natural landscape .2 Respect and enhance environmentally sensitive areas
.2 Gateway features define the entrance to each Neighbourhood	.1 Use the built form to make the village a prominent, distinctive gateway to the neighbourhood and trails to the west
.3 Landmarks are protected and enhanced	.1 Create new landmarks that aid navigation for pedestrians and vehicles; taller buildings are encouraged in the Village center .2 Connect trails at the boundary of the Ponderosa Neighbourhood to existing informal trails on outlying land leading to the Pincushion Mountain summit .3 Protect the Trepanier Creek canyon and bench for ecological and deer population maintenance .4 Enhance the riparian functions within Ada Creek where it runs through the former Ponderosa Golf course .5 Undertake more detailed archaeological assessment of areas of interest identified as Zone I & II in the Archaeological Overview Assessment completed by Golder & Associates dated November 1, 2006 prior to site disturbance
.4 A parks and open space system enhances the neighbourhood	.1 Implement a comprehensive Parks Plan, including both active and passive recreation opportunities to guide the dedication and development of public parks throughout the neighbourhood to a minimum of 9% of the developable area or 4.65 ha (11.5 acres) .2 Create a network of parks, trails, viewpoints, courtyards, integrating fruit growing and viticulture into the neighbourhood

OBJECTIVES	POLICIES
	.3 Encourage the development of a diversity of outdoor recreational, cultural and educational experience for the community .4 Require a Parks Management Plan be developed for environmentally sensitive areas to address public access and control of undesirable activities, invasive species control, pet impact control, public safety (danger tree, steep slopes, etc.), public education and habitat enhancement
.5 Connections are created within and between Neighbourhoods	.1 Promote construction and maintenance of a continuous pedestrian route from the Ponderosa Neighbourhood to each of the Lower Princeton and Beach Avenue Neighbourhoods .2 Upgrade Ponderosa Drive to the standard of a collector road in the long term; undertake works to address safety in the short term .3 Upgrade Somerset Avenue to a collector road with full pedestrian and cycling facilities .4 Implement a neighbourhood-specific Parks and Trails Plan to integrate and connect parks, trails and public open spaces to provide linkages and destinations .5 Neighbourhood design integrates a pedestrian and transit-oriented plan (i.e. trail and greenway network) with the intent of having people choose walking, cycling or transit instead of driving .6 Incorporate a dedicated “transit hub” facility to accommodate transit connections to outside the neighbourhood
.6 A rich mix of compatible land uses in the village area enhance neighbourhood and economic vitality	.1 Capitalize on synergy created when different uses are located in close proximity (i.e. residences and daily activities) .2 Encourage residential uses over lower floor commercial uses .3 Organize zoning designations to promote development of a diversity of mixed uses .4 Design flexible lower floor unit spaces that are adaptable for multiple purposes to respond to changing economies and reduce waste and lifecycle costs. .5 Extend active uses in the public realm, especially from the building fronts to the street (i.e. sidewalk patios and vending) .6 Maintain land for construction of a secondary/satellite
.7 Increased residential density; more people living in the neighbourhood	.1 Transition from the medium density in the village area to lower densities in the remainder of the neighbourhood .2 Cluster density in lower slope areas of the steeper hillsides

TREPANIER NEIGHBOURHOOD

DESCRIPTION

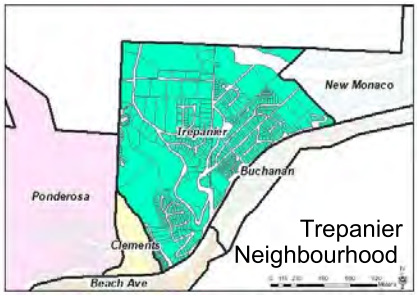
Often referred to as Trepanier Bench, this neighbourhood includes the area accessed mainly from Trepanier Bench Road. The neighbourhood extends from Trepanier Creek in the south to Walker Road in the north and the boundary of Paradise Valley (RDCO Central Okanagan West Electoral Area) where there is a secondary access to and from Highway 97C via Trepanier and Cousins or MacKinnon Roads. Most of the neighbourhood has developed as rural and suburban residential, however, there are a number of low-density multi-unit residential developments along the hillsides at the Terraces and Island View developments. A mobile home park located on the north side of Trepanier Creek is topographically isolated with access only from Chidley Road. The rural part of the bench (Cousins Road area) is located within the ALR (Part D.L. 1174). A significant hotel and clustered cottage-style single detached residential development is anticipated by the CD-9 Tabletop Resort Comprehensive Development Zone; however, it has not to date been constructed.

2016 Citizen Survey results indicate that there is good support for increasing the number of dwelling units in the Trepanier Neighbourhood.

FACTS (WHAT WE KNOW)

Number of Lots / Property Titles	603	603
Number of buildings** based on 2014 building footprints includes sheds/garages	633	
Smallest lot in neighbourhood	62.27	sq. meters
Largest lots in the neighbourhood	11.91	hectares
Total Parcel Area	180.67	hectares
Average lot size in the neighbourhood	2,996.26	sq. meters
Number of lots designated ALR	19	
Number of lots subject to Technical DP	514	
Assessed value of land (Gross Land)	$121,781,322	
Assessed value of improvements (Gross Improvement values)	$157,486,700	
Total Assessed value	$279,268,022	
Average Assessed value	$463,131.05	
Number of serviced lots by type of service	458	Water
(Based off of Utility Billing Information)	198	Sewer
	544	Solid Waste
Number of parks	6	
Number of street lights	91	
Length of sidewalks	399.33	meters
Length of road	16,644.41	meters
Estimated population	1,100	

LOCATION (WHERE)



STRENGTHS & OPPORTUNITIES:

- Several townhouse-style multi-unit residential developments have been integrated into the landscape demonstrating what works and what doesn't on the hillside
- Peachland's first winery located in this neighbourhood
- Alternative egress is available through the Regional District to Highway 97C
- An opportunity exists to support continued agricultural production (vineyards)

CHALLENGES:

- Hillside residential neighbourhood access from Trepanier Road
- Sanitary sewer service is not available to the upper bench areas beyond 5126 Mackinnon Road

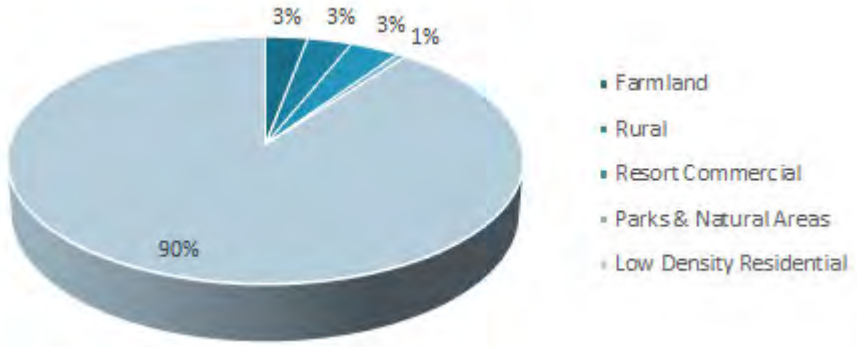
PREFERRED FUTURE LAND USES:

- Agriculture
- Rural Residential
- Low Density Residential
- Parks, Recreation and Open Space
- Tourist Commercial
- Winery and vineyards

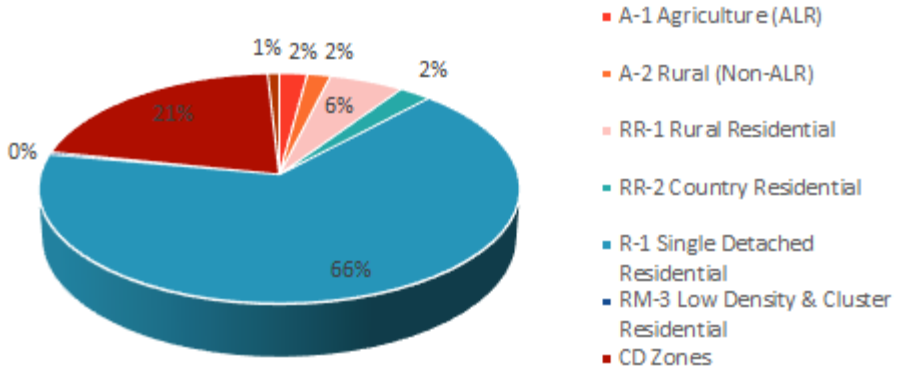
NEIGHBOURHOOD-SPECIFIC POLICIES:

- Promote construction and maintenance of a continuous pedestrian route from Trepanier to the Clements Neighbourhood.

FACTS: MOST COMMON LAND USE DESIGNATIONS

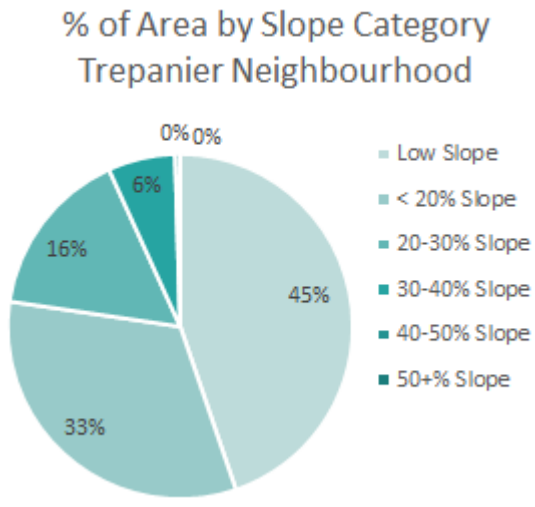


FACTS: MOST COMMON ZONE DESIGNATIONS



FACT: ACCESS TO HIGHWAY 97C FROM TREPANIER

FACTS: SLOPES



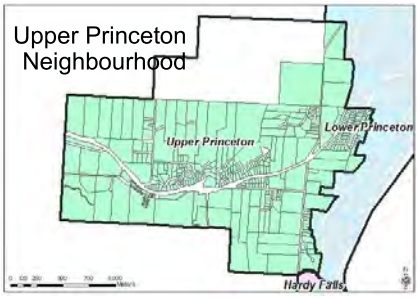
DESCRIPTION

The Upper Princeton neighbourhood is furthest removed from Okanagan Lake and contains the largest variety of land uses in Peachland. Princeton Avenue bisects the neighbourhood east to west; it continues to the RDCO rural area and becomes Brenda Mines Road outside of the District of Peachland. Turner Road to the north and Bonnie Lane to the south of Princeton Avenue form the eastern boundary of the neighbourhood which extends to the north, south and western boundaries of the District.

The neighbourhood may be divided into four character areas: Agricultural, Rural, Suburban and Industrial.

Most of Peachland's rural properties (land outside of the ALR) are located in this neighbourhood; it is characterized by country residential homes and hobby farms. The suburban area, located in the central portion of the neighbourhood, is characterized by a concentration of smaller single detached residential lots serviced by on-site septic disposal systems. The industrial area features the only land zoned for industrial development in Peachland; it is limited to light industrial activities by a lack of community services.

LOCATION (WHERE)



FACTS (WHAT WE KNOW)

Number of Lots / Property Titles	380	384
Number of buildings** based on 2014 building footprints includes sheds/garages	567	
Smallest lot in neighbourhood	37.16	sq. meters
Largest lots in the neighbourhood	16.06	hectares
Total Parcel Area	356.25	hectares
Average lot size in the neighbourhood	9,277.45	sq. meters
Number of lots designated ALR	39	
Number of lots subject to Technical DP	327	
Assessed value of land (Gross Land)	$84,196,269	
Assessed value of improvements (Gross Improvement values)	$89,285,800	
Total Assessed value	$173,482,069	
Average Assessed value	$451,776.22	
Number of serviced lots by type of service	308	Water
(Based off of Utility Billing Information)	72	Sewer
	345	Solid Waste
Number of parks	9	
Number of street lights	52	
Length of sidewalks	0	meters
Length of road	13,059.54	meters
Estimated population	750	

UPPER PRINCETON NEIGHBOURHOOD

CHALLENGES:

- Geographically located at the "top" of Princeton Avenue at the western extent of the District it feels considerably separated from Okanagan Lake
- No community sanitary sewer service; on-site septic disposal systems are required
- Water pressure is limited in some areas; community water service does not currently extend to the industrial area

PREFERRED FUTURE LAND USES:

- Agriculture
- Rural Residential
- Low Density Residential
- Intensive Residential
- Industrial
- Parks, Recreation and Open Space
- 2016 Citizen Survey results indicate that there is wide support for increasing the number of dwelling units in the Upper Princeton Neighbourhood.
- As the community grows and sanitary sewer service is extended it may be possible to create neighbourhood convenience nodes; the Upper Princeton Neighbourhood is noted as a location that may ultimately provide commercial services to the upper part of Peachland. However, it is unlikely to occur within the timeframe of this OCP.

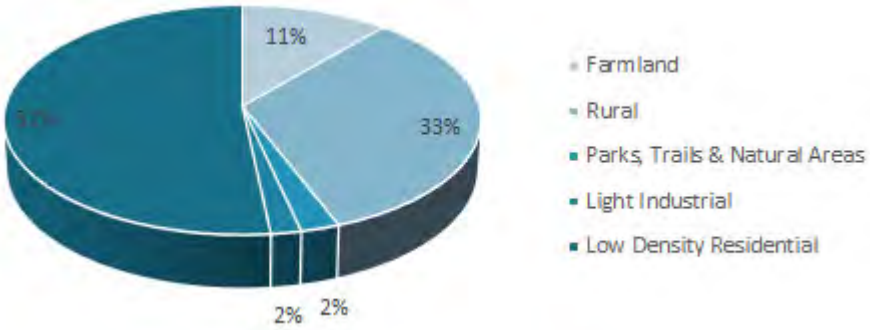
STRENGTHS & OPPORTUNITIES:

- Rural setting gives the impression of "being a world away" and provides a suitable location for larger residential lots
- Large blocks of Agricultural Land Reserve lands preserve the agricultural character of the flat land; orchards and vineyards are found here
- While some properties use well water, most lots are served by the community water system
- The only land zoned for industrial uses is located in this neighbourhood
- Princeton Avenue is served by the regional transit system

NEIGHBOURHOOD-SPECIFIC POLICIES:

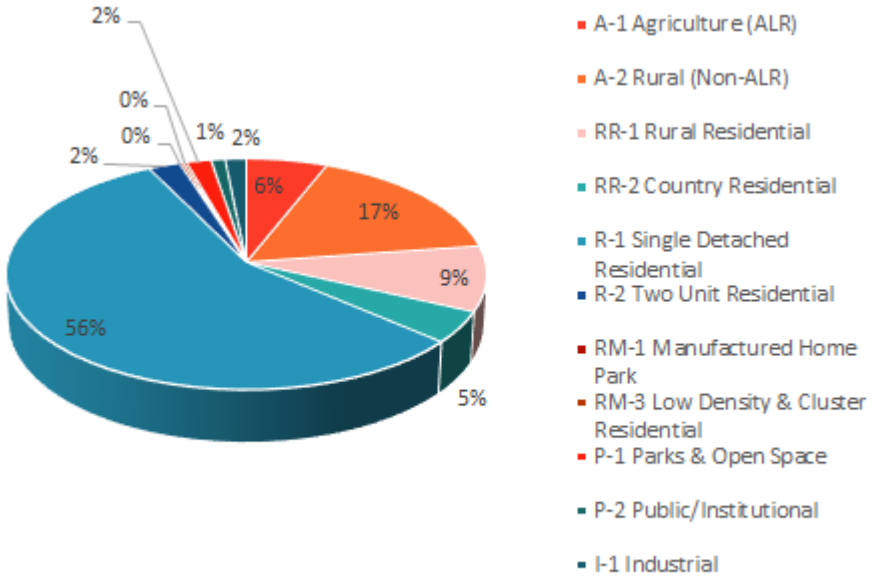
- Protect parks, natural areas and access to crown lands for recreational use
- Encourage construction of a satellite fire station
- Encourage the development of clean industrial uses
- Revisit the policy direction for this neighbourhood when the outcome of Provincial Ministry of Transportation & Instructure's Peachland Transportation Study is known as it may impact the character of this neighbourhood in the future.

FACTS: MOST COMMON LAND USE DESIGNATIONS



LOCATION (WHERE)

FACTS: MOST COMMON ZONE DESIGNATIONS

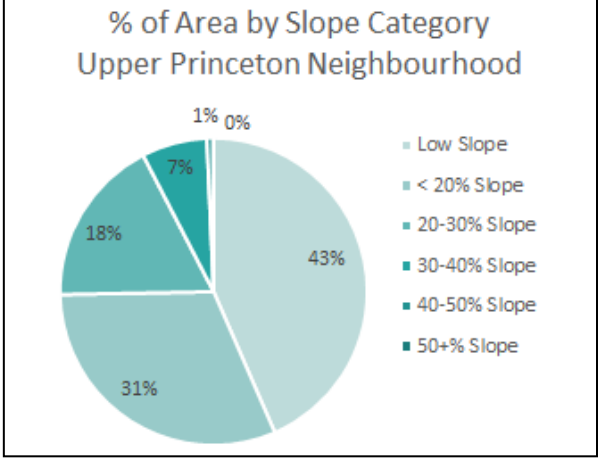


FACTS:

Actual uses according to BC Assessment:

Automobile Paint Shop/Garages/Etc.
Bed and Breakfast - Less Than 4 Units
Campground (Excluding Commercial)
Cemetery
Farms: Poultry; Small Fruits; Tree Fruits
Recreational & Cultural Buildings
Works Yard
Water Distribution Systems
Commercial - Vacant
Civic/Institutional/Recreational - Vacant
Residential - Vacant
Manufactured Home Park
Single Family Dwelling
Single Family Dwelling w/ Basement Suite
Duplex - Single Unit Ownership
Garden Apartment & Row Housing
2 ac or More - Outbuilding

FACTS: SLOPES



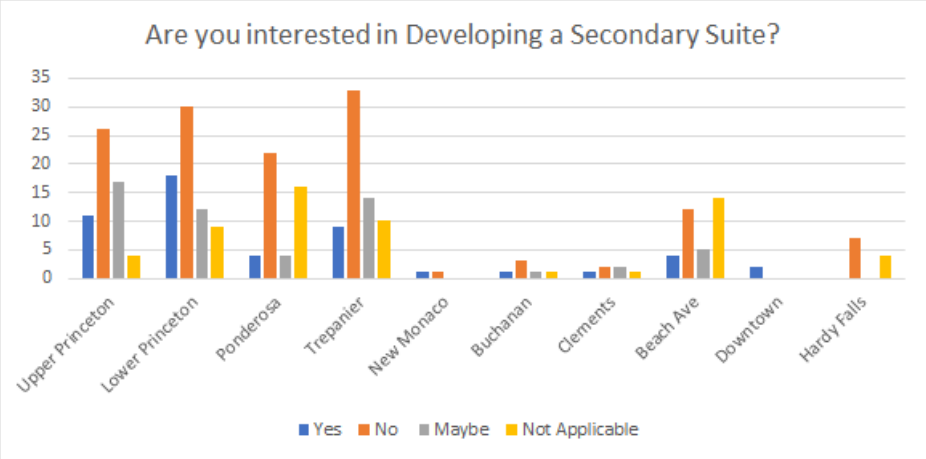
EXPECTATIONS FOR THE FUTURE

BACKGROUND:

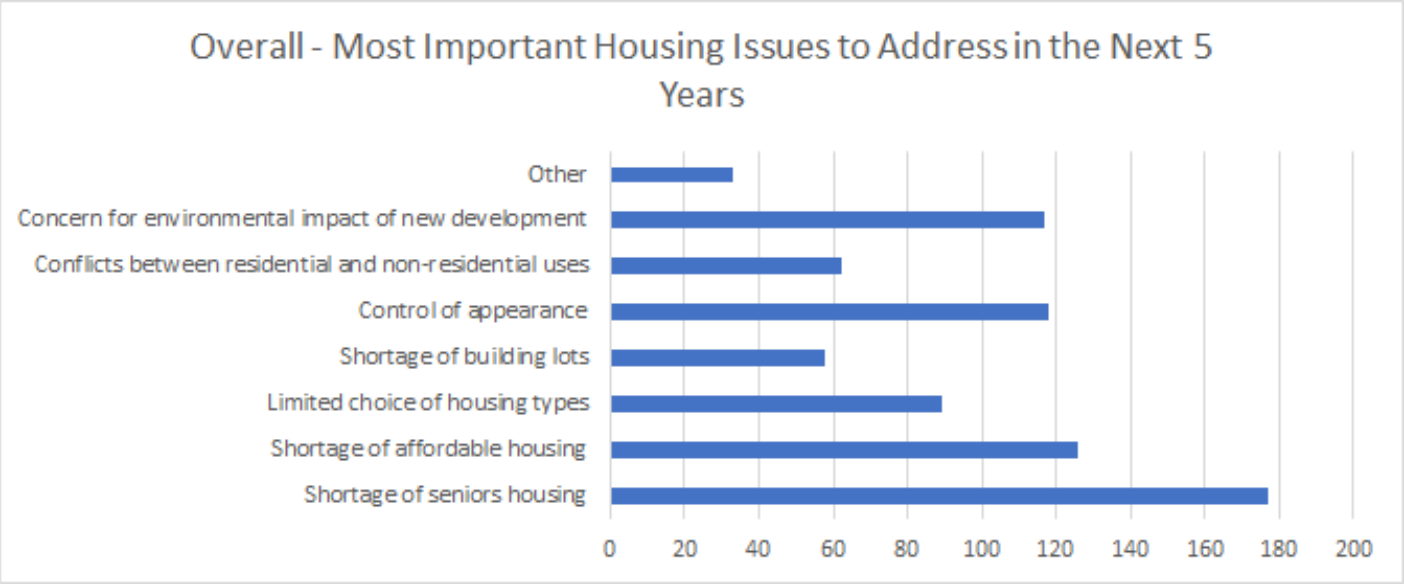
As in section 2.3 Neighbourhood & Character Areas, GIS data has been correlated with the results of the 2016 Citizen Survey to discover patterns in expectations for the future. The results of four questions posed in the survey regarding key issues are particularly relevant to the OCP Renewal. With a 95% confidence rate the responses to the statistically valid random sample of the community (311 responses) and the very similar results in the open survey (228 responses) provide useful information in considering Peachland's future.

In particular, issues related to housing and the ongoing implementation of the Secondary & Garden Suites Implementation Program were querried. The results by neighbourhood are presented below. Questions about what the most important housing issues are overall, the preferred location for new development and the willingness to accept new development in their own neighbourhoods are also presented in the following graphs.

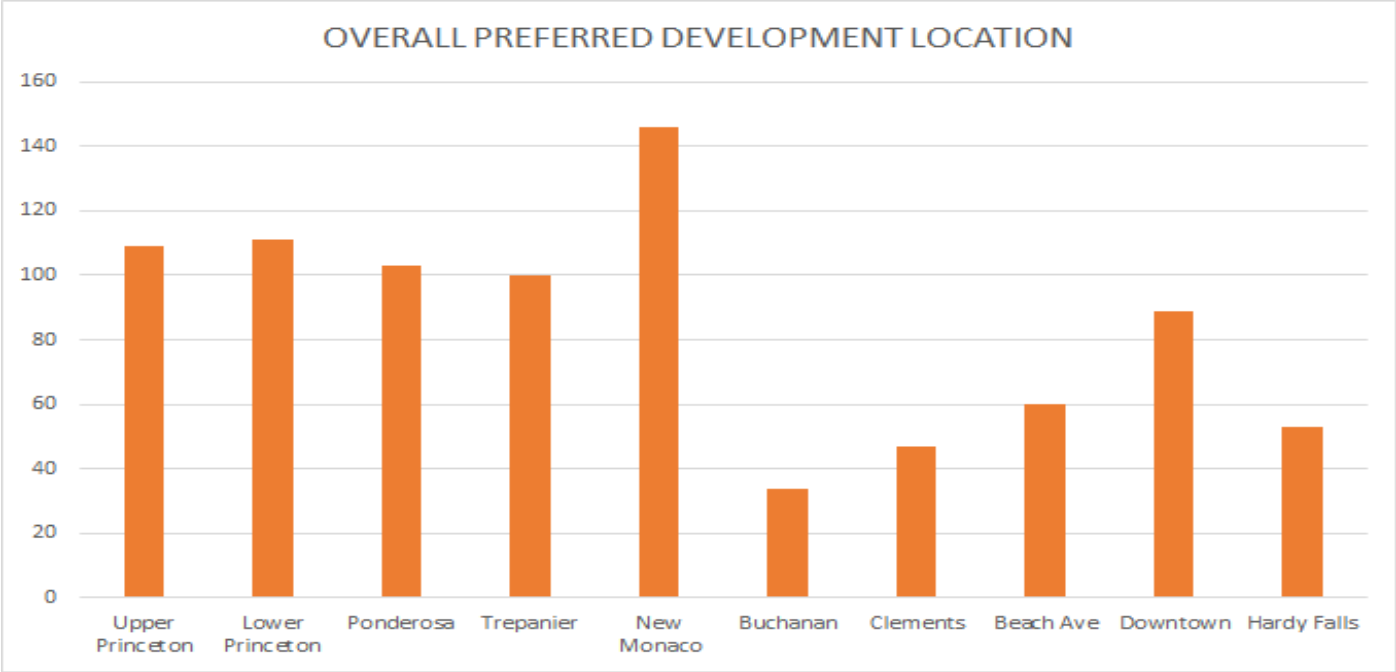
EXPECTATIONS FOR POTENTIAL INCREASE IN SECONDARY SUITE CREATION:



The legitimization of existing and creation of new safe and affordable residential units depends on the community's willingness to embrace the concept on their own properties and in their own neighbourhoods; the intention was to see if and in which neighbourhoods there would be uptake on the creation of additional legitimate secondary residential units. The results are mixed. It will be interesting to compare this benchmark data against actual uptake in future years.



FACTS: CITIZEN SURVEY RESULTS SAY...



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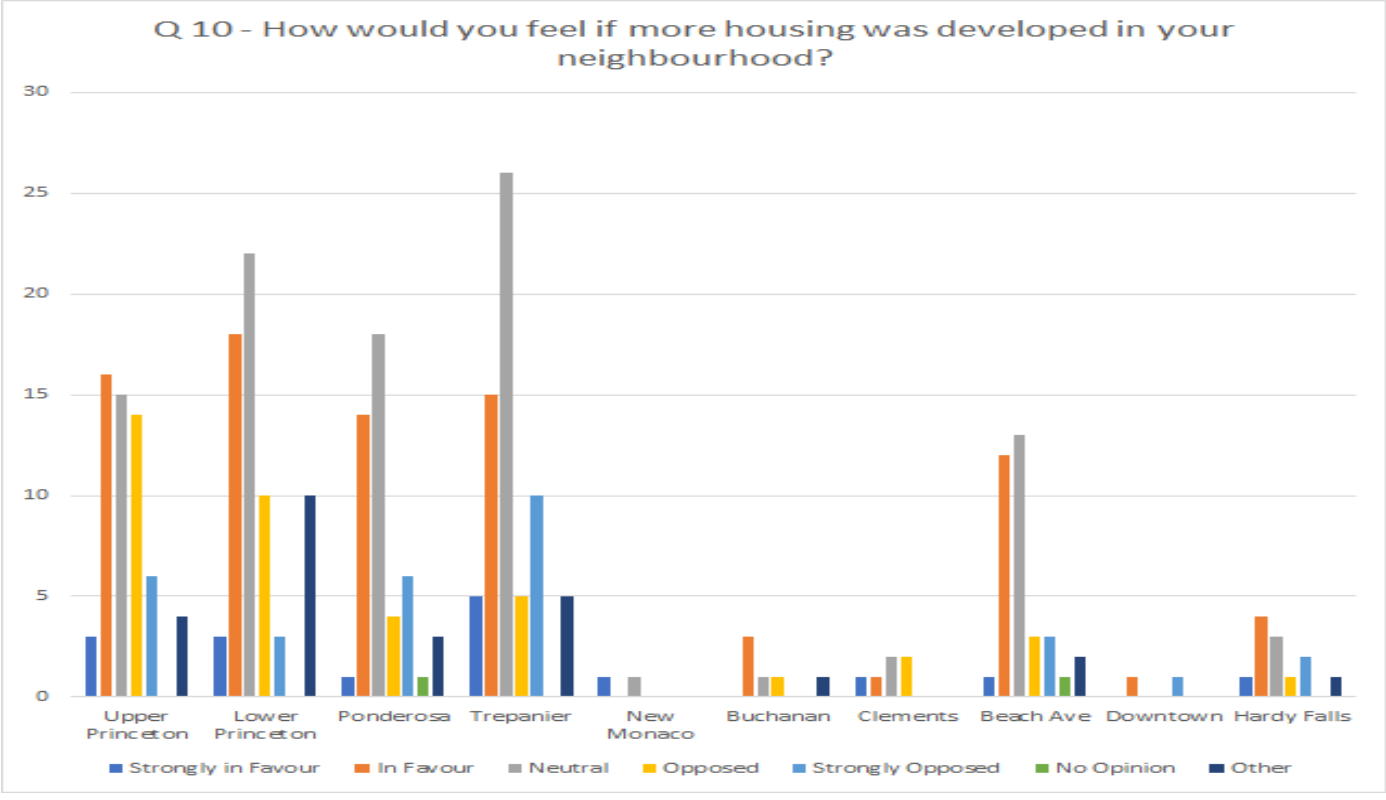


2.5 REGIONAL CONTEXT STATEMENT

In accordance with Section 446 of the *Local Government Act*, an OCP must include a Regional Context Statement where a Regional Growth Strategy (RGS) applies to the same area as the OCP. Peachland is subject to Regional District of Central Okanagan Regional Growth Strategy (RGS) Bylaw No. 1336, adopted on June 23, 2014.

REGIONAL POLICIES

The RGS establishes a vision for the region; it provides a strategic guide to managing the future growth. It presents ten (10) goals and associated policies that will assist in realizing the regional vision. Implementing the goals and policies will depend on cooperation and coordination among regional partners, neighbouring regions and other agencies. Now that it has been adopted, it is the responsibility of the regional partners to implement the RGS by taking action consistent with the RGS. Policies contained with this OCP are consistent with the intent of the RGS. Table 2: RGS – District of Peachland OCP Comparison [on the following page] demonstrates the connection between the RGS "Issue Areas" and relevant OCP objectives and policies.

On July 24, 2017 the Regional Board endorsed the Regional Growth Strategy Priority Projects Plan. The RGS Priority Projects Plan is a five-year action plan, outlining regional projects/actions intended to assist in fulfilling RGS priorities. It contains nine projects supporting over 25 policies, across the eight Issue Areas of the RGS. The projects were selected and scoped by the RGS Steering Committee specifically to support regional coordination and collaboration on regionally shared needs. In any case, regional coordination and response to many issues continues to be "the most sensible, economic, and effective approach to collective challenges" (RGS Priority Project Plan, p.1).

Though the nine projects have been prioritized and sequenced, the plan is not meant to be considered a rigid five-year work plan; it may be revised to suit regional needs as the RDCO Board considers resource allocations on a case-by-case basis. The Plan identifies potential funding opportunities which may offset costs of projects to local government.

Several Issue Areas identified in the RGS including, Our Land, Our Water Resources, Our Ecosystem and Our Transportation are well supported by ongoing work. The projects listed in the table below were selected to supplement ongoing efforts and to fill identified information gaps. High-level estimated start dates and duration of prioritized projects are provided. Dark green indicates one-time projects of limited duration; light green indicates projects that, once initiate, will be ongoing or recurring.

Table 1: Regional Priority Projects Plan

#	Project	2017	2018	2019	2020	2021
1	Regional Flood Management Plan: Phases 2 and 3					
2	Regional Planning Lab					
3	Regional Housing Needs Assessment					
4	Regional Growth Strategy Monitoring Program					
5	Regional Citizen Survey					
6	Regional Housing Strategy					
7	Regional Growth Strategy Five-year Review					
8	Regional Agricultural Strategy					
9	Regional Employment Lands Inventory					

RGS Issue Area	Regional Growth Strategy Goals	Related OCP Section(s)
Our Land	To manage the land base effectively to protect natural resources and limit urban sprawl	3.2 Growth Management 4.2 Land Use: Agriculture 4.3 Land Use: Commercial 4.5 Land Use: Industrial 4.9 Land Use: Urban Residential 4.15 Land Use: Rural 4.16 Land Use: Sand & Gravel Resources 5.4 Infrastructure 5.5 Inter-Jurisdictional Relationships 5.6 Natural Environment
Our Economy	To develop and enhance a positive business environment in the region to achieve a dynamic, resilient and sustainable economy	3.2 Growth Management 4.3 Land Use: Commercial 4.4 Land Use: Tourism Commercial 4.5 Land Use Industrial 4.7 Land Use: Mixed Use 4.8 Land Use: Recreation, Parks & Trails 4.9 Land Use: Urban Residential 5.2 Land Use: Economic Development 5.3 Housing 5.5 Inter-Jurisdictional Relationships
Our Water Resources	To manage and protect water resources	3.2. Growth Management 5.4 Community Water System 5.5 Inter-Jurisdictional Relationships
Our Health	To contribute to the improvement of community health, safety and social well-being	3.2 Growth Management 4.6 Land Use: Institutional 4.8 Land Use: Parks and Rec. 4.9 Land Use: Urban Residential 5.6 Climate Action
Our Food	To support a regional food system that is healthy, resilient and sustainable	4.2 Land Use: Agriculture
Our Housing	To improve the range of housing types and tenures to meet the social and economic needs of the region	3.2 Growth Management 4.9 Land Use: Urban Residential 5.6 Climate Action
Our Climate	To minimize regional greenhouse gas emissions and respond to the impacts of climate change	3.2 Growth Management 4.9 Land Use: Urban Residential 5.3 Housing 5.6 Climate Action
Our Ecosystems	Be responsible stewards of natural ecosystems to protect, enhance and restore biodiversity in the region	4.9 Land Use: Urban Residential 5.4 Infrastructure 5.6 Natural Environment 5.7 Transportation

RGS Issue Area	Regional Growth Strategy Goals	Related OCP Section(s)
Our Transportation	To enhance the regional transportation system to ensure that it is accessible, affordable and efficient	3.2 Growth Management 4.8 Land Use: Recreation, Parks & Trails 4.9 Land Use: Urban Residential 5.6 Natural Environment 5.7 Transportation
Our Governance	To respond to the needs of the region with an effective and efficient governance service model	4.6 Land Use: Institutional 5.1 Arts, Culture & Heritage 5.4 Infrastructure 5.5 Inter-Jurisdictional Relationships

3.0 GROWTH MANAGEMENT

3.1 GUIDING PRINCIPLES

Growth management should be a proactive response to growth pressures that encourages development to occur in a logical and sequential way, by both protecting and capitalizing on valued community assets. The application of growth management concepts should support the community's vision and reflect its values; creating a sense of community, improving mobility and connectivity while protecting important landscapes such as environmentally significant habitats, agriculture and visually sensitive hillside areas. Principles including, focusing growth in fully-serviced urban neighbourhoods through infill on vacant and/or underutilized lots (i.e. redevelop to higher density uses) has long been included in the OCP. Other issues that growth management generally attempts to address include:

- achieving more compact population growth;
- encouraging more "complete" communities with a better balance of population and employment;
- preserving agricultural, resource, and habitat lands;
- developing a transit-supportive urban structure based on higher average densities in regional, town or village centres; and
- favouring a modal shift towards transit and non-motorized means of transportation, e.g., through demand management.

In the short term, becoming less car-dependent may be a real challenge in Peachland, but certainly it remains an important goal over the longer term where feasible.

The description of Peachland's neighbourhoods in section 2.3 and context maps contained in Schedule 4 provide the context for considering future growth opportunities in each of these general areas. Issues related to natural features, solar aspect, important views and significant vegetation are similar, but varied in each of Peachland's neighbourhoods. Priority development areas, addressed through the Area Sector Plans for each of the Beach Avenue, Lower Princeton, New Monaco and Ponderosa neighbourhoods will continue to provide valuable background information. These four areas are expected to absorb most of the growth anticipated within the timeframe of this plan. Servicing strategies, including the water and sewer master plans and the financing strategy contained in Financial Plan (including but not limited to the Development Cost Charge Program) are based on expectations for growth in these areas.

3.2 MANAGING GROWTH & RISK

OBJECTIVES

.1 The pace and type of growth are controlled; Peachland retains its small town character, friendliness and natural beauty.

.2 Growth and investment in infrastructure is managed to ensure a consistent and affordable level of municipal services are provided to the citizens of Peachland.

.3 A rigorous development review process is maintained; all development is of high quality and contributes to the community's vision for the future.

POLICIES

.1 Evaluate the impact of all development on the community's vision, financial stability and vibrancy by following a thorough development review process.

.2 Consider the impact of all new growth areas on existing services and facilities in the community.

.3 Support logical and sequential growth patterns that minimize urban encroachment into agricultural, rural, wilderness or hazardous condition (i.e. steep slopes, environmentally sensitive areas (ESAs)).

.4 Assess all development according to the District's asset management framework to ensure that new development contributes to the overall health of the District's infrastructure.

.5 Concentrate new growth in already developed areas or areas identified for future growth.

.6 Focus new commercial and residential growth in the Downtown and New Monaco Neighbourhoods.

.7 Encourage young professionals and families to locate in Peachland by supporting a diverse and affordable housing stock and amenities/programs for all ages.

.8 Support affordable housing options including carriage houses, smaller units, semi-detached and duplex development, and townhouses.

.9 Require development to recognize the importance of the natural environment to Peachland's character and livability as a community and take actions to protect it.

.10 Support urban and rural land uses that provide affordable, effective and efficient services and infrastructure that conserve land, water and energy resources.

3.3 POPULATION PROJECTIONS

The District's population has grown at an average rate of 1.03% per year over the last 15 years.

Table 2: Population 2001 - 2016

Year	Population	5 Year Growth Rate	Average Per Year Growth Rate
2001	4654		
2006	4883	4.69%	0.97%
2011	5200	6.49%	1.27%
2016	5428	4.38%	0.86%
2001 - 2016			1.03%

While the District has experienced modest population growth over the last 15 years, there are a number of large developments proposed in Peachland that could have a significant impact on future population growth. In order to identify the potential impacts of large development on a community in the Okanagan, the District sought out similar situations and found that in the Okanagan, Lake Country had slow growth for a number of years in the 0.5% range, and then grew once a few large developments started to proceed. Residential population growth rates were compared to those of the District of Lake Country to determine the development and demographic trends associated with the onset of several large-scale developments over the past ten years.

The potential increase in growth associated with large developments was added to Peachland's baseline growth rate (expressed as a percentage). These rates totaled together estimate the relative impact that major developments such as New Monaco and Ponderosa could have on Peachland's future population. This resulted in a 3.6% increase to the annual average growth rate. The 3.6% rate has been used as the principal growth rate for this plan. If we project this growth rate into the next 20 years using the District's 2016 Census population of 5,428 as a starting point, Peachland can expect a population of approximately 11,011 in the year 2036.

Tables 3: Population Projections at 3.6%

Year	3.6% Growth
2016	5428
2017	5623
2018	5826
2019	6036
2020	6253
2021	6478
2022	6711
2023	6953
2024	7203
2025	7462
2026	7731
2027	8009
2028	8298
2029	8596
2030	8906
2031	9226
2032	9559
2033	9903
2034	10259
2035	10629
2036	11011

Table 4: Population Projections at 1.03% and 2.3%

Year	1.03% Growth
2016	5428
2017	5484
2018	5540
2019	5597
2020	5655
2021	5713
2022	5772
2023	5832
2024	5892
2025	5952
2026	6014
2027	6076
2028	6138
2029	6201
2030	6265
2031	6330
2032	6395
2033	6461
2034	6527
2035	6595
2036	6663

Year	2.3% Growth
2016	5428
2017	5553
2018	5681
2019	5811
2020	5945
2021	6082
2022	6221
2023	6365
2024	6511
2025	6661
2026	6814
2027	6971
2028	7131
2029	7295
2030	7463
2031	7634
2032	7810
2033	7990
2034	8173
2035	8361
2036	8554

Two projections for alternative growth scenarios were also conducted using rates of 1.03% and 2.3%. The District is currently growing at an average of 1.03% per year; this projection estimates a population of approximately 6,663 if growth rates were to remain constant. The 2.3% rate was selected as 'in between' the current rate and the possible growth rate (if the Ponderosa and New Monaco developments proceed) to account for slight fluctuations in the market and population pull factors. Peachland could expect a population of approximately 8,554 in 2036 at a 2.3% growth rate.

A number of major developments have been proposed for construction in Peachland within the 20-year time period. These developments include the New Monaco, Ponderosa and Lower Princeton Neighbourhoods, which could result in an additional 5,810 units (Table 5 below demonstrates the full breakdown of units by development). At a continued rate of 2.2 people per household/unit, the District could anticipate an additional 11,244 residents by the year 2036. If these three developments were to proceed, this would represent a high growth rate for Peachland at 5.77% per year. This would be equivalent to a unit growth rate of 155 units per year which is higher than the average 33 units per year growth rate that occurred between 2005 and 2016. Although these developments are proposed, this is an unlikely high growth rate for Peachland. Based on historical development rates for large plans in Peachland, the actual growth rate is anticipated to be lower than 5.77%. Referring back to the anticipated number of residents under the 3.6% principal growth rate for this plan, at a rate of 2.2 people per household, an estimate of 2,537 new units from these developments is a more realistic projection for Peachland if they proceed. An alternative development scenario was determined based on the number of units projected for in-stream development application in early 2018, as well as the development potential of existing vacant lots in the District should the major developments outlined above not proceed. Based on these projections, construction of an additional 1,464 units can be expected in Peachland over the next

20 years. At a rate of 2.2 people per household, this will support an additional population of 3,221 persons. If Peachland's population were to grow at a growth rate of 2.3%, an additional 3,126 residents may be anticipated (see Table 4). Therefore, Peachland is expected to have a sufficient number of residential units available to support the population that is projected at this higher growth rate.

Table 5: Estimated Future Residential Dwelling Units by Development

Major Development:	Max Build-out (# units)	Single Family	Duplex/Townhome/Row House	Other Multi-Family
New Monaco	2800	140	1260	1400
Ponderosa	2310	370	739	1201
Lower Princeton	700	77	273	357

With the shift in housing development towards multi-unit residential, it is anticipated that the persons per household rate will decrease in the future as well. Since the District is constrained by its topographical features, it is important that growth in the form of multi-unit residential development continue to occur in order to adequately accommodate all incoming residents. The current housing split is 69.7% single-detached dwellings, 15.2% apartments and 15.1% other multi-unit housing forms. Based on figures noted above for major proposed new developments, the split would to shift towards 11% single-detached and 89% multi-unit residential if these developments proceeded as planned.

4.0 LAND USE STRATEGY

4.1 FUTURE LAND USE MAP DESIGNATIONS

Development of land within Peachland should be consistent with the overall pattern of land use depicted on the Future Land Use Map (Schedule 2). The map is based on the following land use designations:

- Agriculture (ALR)
- Commercial
  - General Commercial (C)
  - Tourism Commercial (TC)
- Comprehensive Development (CD)
- Industrial (IND)
- Institutional (INST)
- Mixed Use (MX)
- Parks and Trails (P)
- Rural (RL)
- Urban Residential
  - Low Density (LDR)
  - Intensive (IR)
  - Medium Density (MDR)
  - High Density (HDR)

The designations reflect projected growth and relate to the 20-Year Servicing Plan and Financing Strategy. Technical issues may limit the ability to achieve the full potential of these designations, especially with respect to density and height. As the community grows and land uses evolve to meet emerging community needs amendments to the land use designations should be considered on a case-by-case basis through a rigorous development approval process.

Objectives and policies supporting each of these land use designations contained in subsequent sections apply in accordance with the Future Land Use Map (Schedule 2) designations.

4.2 AGRICULTURE

INTRODUCTION

The District of Peachland has a rich history rooted in agriculture and orchard development. As an important component of the community's identity, agricultural lands should be preserved and protected. The Agricultural Land Reserve (ALR) protects local and provincial agricultural land resources and the Agriculture (AG) designation supports the rural lifestyle and landscape of Peachland, especially on the upper benches. The aesthetic value of vineyards, orchards and small farms appreciated by residents and visitors alike, are encouraged not only in the Agricultural Land Reserve (A-1 Agriculture Zone) but also on rural lands deemed appropriate for such purpose (A-2 Rural Zone).

OBJECTIVES

.1 Peachland's rich agricultural history is recognized and celebrated

.2 The integrity of the Agricultural Land Reserve is maintained

.3 Farm development, agricultural production and agri-tourism activities increase

.4 Rural values are important to the community

POLICIES

.1 Support the protection of Agricultural Land Reserve lands and land uses which are supportive and/or complimentary to agricultural use by reserving land designated as Agriculture on the Future Land Use Map (Schedule 2) for agriculture or related uses; residential uses should be secondary uses

.2 The minimum parcel size for new lots created by subdivision should be 2 ha (5 acres)

.3 Only one single detached dwelling with a secondary suite should be permitted on each lot in accordance with ALC regulations

.4 Promote intensification of land uses and increased density in established neighbourhoods to guide future development away from the ALR

.5 Require agricultural operations to install adequate landscape buffering at the interface with non-agricultural uses to avoid or mitigate conflicts between farm and non-farm land use through zoning regulations

.6 Encourage consolidation of small lots into larger farm units; discourage subdivisions that fragment viable farm/vineyard/orchard units

.7 Support agri-tourism business as a way to recognize and celebrate the local food and drink and to take advantage of the Okanagan Valley "brand"

.8 Support new road or utility corridors that minimize the impact on agricultural lands

.9 Co-operate with local partners and stakeholders to create an agricultural strategy that addresses the issue of food security, as well as the economic opportunity regarding the utilization of agricultural lands

.10 Seek a balance between the protection of watersheds and the provision of irrigation infrastructure to support the agricultural industry

4.3 COMMERCIAL

INTRODUCTION

Commercial lands in Peachland are clustered in the Beach Avenue Neighbourhood Downtown and Gateway Character Areas as well as in the Clement Neighbourhood.

Downtown commercial services are characterized by many small locally owned and operated businesses (cafes, restaurants, retail and service uses) that rely on Peachland residents as their primary market and seasonal tourism as their secondary market.

The Clement Neighbourhood adjacent to Highway 97 has developed to offer service retail and highway commercial uses to Peachland residents and travelers along the Highway 97 corridor.

Peachland has approximately 6,690 square metres (72,000 square feet) of retail floor space. Given household incomes and retail spending patterns, the community should be able to support almost double the retail space (about 135,000 square feet).[1] There are fewer services in Peachland than may otherwise be in a community of this size because many people shop outside of the community in the larger commercial centers of West Kelowna, Westbank First Nation and Kelowna to the north, and Penticton to the south.

Locally, Peachland is well served by a supermarket, convenience and specialty food stores, beer, wine and liquor stores and underserved in areas (for example) of home electronics and appliance stores, furniture stores, and general merchandise stores. [2]

[1] Vann Struth Consulting Group Inc. (2012). *Economic Impact Analysis of Major Developments in Peachland – Final Report*. Prepared for District of Peachland.
[2] Vann Struth Consulting Group Inc. (2012). *Economic Impact Analysis of Major Developments in Peachland – Final Report*. Prepared for District of Peachland.

OBJECTIVES

.1 Realize additional commercial/retail development to serve both residents and visitors.

.2 Build on Peachland's strength in small and unique retail/commercial formats

.3 Focus new commercial development in the Downtown Neighbourhood, Ponderosa and New Monaco Neighbourhood Village centres

.4 Commercial development is consistent with Peachland's vision as a vibrant community

.5 Locally owned and operated businesses help create a unique character

POLICIES

.1 Support redevelopment and revitalization in the Downtown Neighbourhoods. New sites for additional commercial development should be limited to the New Monaco and Ponderosa Neighbourhood Village

.2 Focus commercial development on Beach Avenue first – 8,000 to 12,000 m^2 in Downtown

.3 Encourage the redevelopment of Downtown properties to "highest and best use"

.4 Make Beach Avenue Peachland's "main street" in Downtown and Waldo Way as a "hidden gem" for strolling, shopping and socializing by incorporating pedestrian amenities and traffic calming measures

.5 Reserve areas designated as Commercial on Future Land Use Map (Schedule 2) for commercial uses

.6 Consider the impact of highway commercial development on the vibrancy of the Beach Avenue Neighbourhood when reviewing new development proposals

.7 Design and site commercial development along the highway to avoid adverse impacts on nearby residential areas and to maximize connectivity to adjacent commercial development

.8 Require adequate parking facilities on-site or within walking distance for all commercial development

.9 Review and update zoning and other regulations to allow new small format commercial uses in the Downtown Neighbourhood

.10 Support the establishment of a Business Improvement Area (BIA) or similar initiative, for marketing, organizational and technical assistance of Beach Avenue Neighbourhood businesses.

.11 Enhance pedestrian circulation in the Beach Avenue, Downtown and New Monaco Neighbourhoods by encouraging a compact form of development

.12 Discourage reinvestment in single detached residential dwellings and other low intensity land uses in the Beach Avenue Neighbourhood in order to capitalize on the opportunity to accommodate higher density mixed-use development

.13 Reserve ground floor level space for retail and similar uses; office and multi-unit residential uses may be accommodated on upper level floors. Ground floor residential or live-work spaces may be considered if located to the rear of the building (i.e. on Waldo Way where the building fronts Beach Avenue)

.14 Recognize the abundance of large format retail development in adjacent communities servicing Peachland residents and pursue commercial uses that take advantage of Peachland's unique location and quaint small-town character

.15 Foster a positive image for Peachland by encouraging new development, especially on the highway and along major roads, to be of high quality and to contribute to the character of the community through architectural elements, signage and vehicle/pedestrian design

.16 Encourage a high standard of landscape treatment, signs and aesthetics for all new development along all public roadways

4.4 TOURIST COMMERCIAL

OBJECTIVES

.1 Increased tourism development and activity in the community

.2 Cooperation among economic and tourism industry associations to scale and amplify efforts

POLICIES

.1 Pursue opportunities to attract tourism-related businesses to the community

.2 Reserve areas designated as Tourism Commercial on Future Land Use Map (Schedule 2) for Tourist Commercial uses and complimentary Medium Density Residential uses

.3 Support unique opportunities or models for businesses to serve overnight visitors

.4 Encourage tourism development and support services to locate in the Beach Avenue Neighbourhood Resort Character Area

.5 Require all tourism development to respect and protect Peachland's natural beauty and environment

.6 Public access to the lake should be maintained (i.e. tourism development should not inhibit public access to the beach or lake)

.7 Focus on creating an environment that bolsters and attracts special events and festivals during the off-and-shoulder seasons (spring, fall and winter)

.8 Consider unique uses of the public right-of-way and/or parking spaces for special events or activities that create a sense of vibrancy or attract visitors to the community

4.5 COMPREHENSIVE DEVELOPMENT

This designation is relevant to the areas previously subject to the Ponderosa-Pincushion and New Monaco Area Sector Plans that are not easily converted to existing land use designations. These areas will continue to be considered through their respective comprehensive development schemes and be subject to comprehensive development zoning.

4.6 INDUSTRIAL

INTRODUCTION

Industrial land in Peachland is limited to a small area at the upper (western) end of Princeton Avenue. Limited Light Industrial development has occurred in this area due to the absence of water and sewer service infrastructure.

The District of Peachland recognizes the importance of an industrial base to taxation and economic development. The location of clean industrial activity on currently designated industrial land is an asset to the community. Additional light industrial development would be beneficial; as such, road access and water service need to be improved. Ultimately, water and sanitary sewer will need to extend to this area to maximize the development potential. The District does not charge a Sanitary Sewer Development Cost Charge for Industrial land based on the assumption that sewer service will not be extended to the Industrial area within the 20-year timeframe of the Development Cost Charges Bylaw.

OBJECTIVES

.1 Retain and protect existing light industrial lands

.2 Increase the number of light industrial businesses operating in the District

POLICIES

.1 Reserve areas designated as Industrial on Future Land Use Map (Schedule 2) for industrial uses

.2 Protect the utility of the light industrial lands at the upper end of Princeton Avenue

.3 Do not actively pursue the designation of additional industrial lands within Peachland's existing boundaries

.4 Consider expanding Peachland's boundaries to make use of adjacent Crown lands for industrial uses

.5 Pursue, through economic development activities, new industrial uses locating in the industrial area that are consistent with community values

.6 Ensure that all new industrial development includes appropriate landscape buffers to mitigate conflicts with adjacent land uses

.7 Any OCP amendment application to designate new Industrial lands should address:

a. Site suitability
b. Potential for detrimental traffic impact on surrounding properties
c. Potential for detrimental environmental impacts
d. Cost implications to the District of extending community services to the site

.8 Use both Development Permit Area Guidelines and zoning regulations to ensure that all new industrial development is compatible with other nearby land uses by considering the following factors:

a. Siting and dimensions of buildings
b. Location, lighting and screening of parking and loading facilities and storage yards
c. Landscaping and buffering from other uses
d. Exterior character
e. Location and design of signs

.9 Ensure all new industrial developments feature adequate access to major traffic routes

4.7 INSTITUTIONAL

INTRODUCTION

The District of Peachland is served by a diverse range of community services including a school, firefighting, police protection, social, recreational and cultural opportunities; some of which are under the jurisdiction of other agencies or levels of government and some of which are provided at the discretion of Council. As provincial and federal grants become increasingly scarce, many roles and responsibilities are being downloaded on to local government. This trend looks set to continue. As a result, Council may, following appropriate analysis and public consultation, consider providing social services outside of their current mandate. However, such services will not be contemplated by this OCP.

School District No. 23 anticipates that school enrolment within the timeframe of this plan will be accommodated at the existing Peachland Elementary School (K-5). Older students will continue to attend middle and high schools in West Kelowna.

OBJECTIVES

.1 Quality services for all ages

.2 Adequately staffed policing and firefighting services

.3 A strong community identity based on healthy locally-based arts and cultural organizations

.4 Peachland designates sufficient lands to meet the requirements of #23 School District

POLICIES

.1 Continue to develop community facilities in response to population growth and diversity in accordance with the District's financial abilities

.2 Retain areas designated as Institutional on the Future Land Use Map (Schedule 2) for Institutional uses unless suitable alternative sites for facilities are identified

.3 Peachland will designate sufficient lands to meet the requirements of School District #23 as required

.4 Consider the adequacy and location of existing and required community services when assessing proposals for new development

.5 Actively pursue joint use arrangement for school and community facilities to maximize taxpayer investment.

.6 Continue to work with community organizations, such as the Arts Council, to promote activities that enhance arts and culture in the community

.7 Continue to support the Peachland Wellness Centre

.8 Continue to support the Peachland Historical Society

.9 Expand the opportunities for a range of institutional services as the community grows

.10 Encourage the establishment of community health care facilities

4.8 MIXED USE (MX)

INTRODUCTION

The Beach Avenue Neightbourhood is suited to increased density and mixed uses. Commercial uses that are complimentary to adjacent residential uses will be encouraged. These types of spaces are expected to be suitable for small locally owned and operated businesses (cafes, restaurants, retail and service uses) that rely on Peachland residents as their primary market and seasonal tourism as their secondary market.

OBJECTIVES

.1 New mixed-use development is a of high architectural quality that contributes to the area's vibrancy

.2 Realize additional retail and commercial development to support both permanent residents as well as visitors

.3 Build on Peachland's strength in small format and unique retail/commercial opportunities

.4 Focus new commercial development in the Downtown Neighbourhood and the Ponderosa and New Monaco Neighbourhood Village centres

.5 New commercial development is consistent with Peachland's small town character

POLICIES

.1 Support new mixed-use (commercial/residential) development in the Beach Avenue Neighbourhood. New sites for additional mixed-use/commercial development should be limited to Ponderosa and New Monaco Neighbourhood villages

.2 Ensure implementation of sensitive design solutions through a Form and Character Development Permit process for all mixed-use development

.3 Require new development to provide amenity space and recreational opportunities suitable to the anticipated residents' as set out in the Zoning Bylaw

.4 Consider reviewing and updating zoning and other regulations to allow new small format mixed use (commercial/residential) in the Beach Avenue Neighbourhood

.5 Require submission of Development Approval information at the discretion of the Director of Planning and Development Services prior to Council's consideration of a rezoning application or issuance of a development permit for mixed-use development as per the Development Approvals Procedures Bylaw

.6 Apply all general residential policies to mixed-use development

4.9 RECREATION, PARKS AND TRAILS

INTRODUCTION

Nestled on the shores of Okanagan Lake, with residential neighbourhoods tucked into the mountainsides above it, Peachland is a place of natural beauty, charm and geographic diversity. The community is the gateway to Glen Lake, Headwaters Lakes, Silver Lake and Peachland Lake.

Peachland has an abundant variety of indoor and outdoor recreational options for a community of its size including, but not limited to:

- 11 kilometers of foreshore
- Public piers, boat launches and a swimming area (including a zip-line and diving board) with supervised lifeguards from mid-June until the end of August
- Centennial Walkway; a paved walkway along the waterfront that features access to the linear beach/park, benches and gathering points for socializing;
- The District of Peachland owns and leases approximately 64.52 hectares of parks, trails, and open space. Of this, 16.70 hectares are developed parks that provide diverse opportunities for outdoor recreation. The remaining 47.82 hectares of parkland consists of undeveloped natural areas and trails

- The District offers a variety of recreation services for children, teens and adults, and uses the Peachland Community Centre – a multi-use facility – as the anchor delivering leisure programs

As per the *Local Government Act* requirements, five percent of the land in any residential subdivision should be dedicated to the District for parkland purposes. The District reserves the right to determine the suitability of proposed sites for park purposes; cash in-lieu may be accepted where park space is not needed in the area, where a subdivision is too small to provide a suitable park or topography is not conducive to public use.

The District of Peachland recently updated its' Parks and Recreation Master Plan in 2018. Schedule 4 Map 6 illustrates a conceptual open spaces and park plan for the District based on the Parks & Recreation Master Plan.

OBJECTIVES

.1 A public park and recreation system that meets the current needs of all residents

.2 A trail system that links key areas within and outside of the community

.3 Natural areas are preserved and protected as environmental, aesthetic and economic assets

.4 Public open space and parks are enhanced wherever residential densities are increasing

.5 A variety of open space opportunities exist connected by a pathway and sidewalk system that creates jogging and walking circuits and loops

POLICIES

.1 Areas designated as Parks/Recreation/Natural Area on Future Land Use Map (Schedule 2) be retained for public use and/or enjoyment

.2 Provide park facilities based on the recommended standards:

a. 2.50 hectares per 1,000 people for community parks

b. 0.50 hectares per 1,000 people for neighbourhood parks

.3 Enhance public open space and parks as the population of Peachland grows, residential densities increase and as opportunities and funds are available

.4 Parks and Recreation Master Plan (2018) and Sidewalk & Pedestrian Connectivity Plan (2011) policies and actions will be implemented as resources become available

.5 Support the development of a trail system within Peachland that links key areas within and outside of the community.

.6 Preserve and protect natural areas for their environmental, aesthetic and economic value

.7 Maintain the quantity and quality of accesses to the foreshore and beach of Okanagan Lake beaches for both residents and visitors; increase access as opportunities arise

.8 Offer a wide range of recreation services for children, teens, adults and seniors

.9 Require new development to contribute to the District's parks and trail network. Developers should work with District staff to capitalize on opportunities for connecting open spaces to the existing network for the most logical continuation and enhancement of the overall network

.10 Continue to work with service clubs and other organizations to provide public facilities within parks

.11 Locate parkland for active uses on properties with less than 10% slopes over at least 75% of the site

.12 Continue to work with District partners to actively promote physical activity, social interaction and neighbourliness contributing to a safe, diverse and inclusive community

.13 Implement the parks and trails standards contained in the Parks and Recreation Master Plan

.14 Explore funding opportunities to acquire significant natural areas, open spaces, and parkland

4.10 RESIDENTIAL (URBAN)

INTRODUCTION

Owner-occupied low-density single detached residential is Peachland's most common housing form. Challenging topography limits the potential for the construction of additional low-density housing. As a result, a significant portion of new residential development will take the form of infill, redevelopment and/or cluster housing that takes advantage of servicing and topographic opportunities. Peachland aims to diversify the housing stock by facilitating the provision of a range of residential options to accommodate future growth and a diverse population. Objectives and the related general policies apply to all urban residential development. Five policy categories further address variations in housing form below:

- Low Density Residential (LDR)
- Intensive Residential (IR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Rural Areas (RL)

GENERAL OBJECTIVES

.1 A continuum of residential opportunities is available to citizens regardless of financial resources, age, and household composition

.2 Residential growth and development minimizes environmental impacts and protects quality of life

.3 Residential densities in urban neighbourhoods increase over time

.4 Efficient use of existing municipal infrastructure

.5 A sense of community is fostered in residential neighbourhoods

.6 The District acquires land for park and recreational purposes through the development process

.7 Principles of Crime Prevention through Environmental Design are incorporated into all developments

.8 Context sensitive integration of new housing forms into existing neighbourhoods

GENERAL POLICIES

.1 Utilize the District's Asset Management framework to manage the direction of residential growth in Peachland

.2 Incorporate principles of a Healthy Built Environment into new development

.3 Ensure implementation of sensitive design solutions through a Form and Character Development Permit process for all intensive, medium-density and high-density residential development

.4 Encourage multi-unit residential development that is compatible with utility servicing capabilities

.5 Accommodate new housing development through infill and redevelopment within existing areas

.6 Encourage developers to employ sustainable and innovative community and neighbourhood design practices that contribute to housing affordability and choices for the full housing spectrum

.7 Support compact and universally accessible urban residential neighbourhoods and building design

.8 Require new development to provide amenity space and recreational opportunities suitable to the anticipated residents' through Zoning Bylaw requirements

.9 Exercise all available financial tools, such as parkland dedication or cash-in-lieu at the time of subdivision or building permit, as applicable

4.11 LOW DENSITY RESIDENTIAL (LDR)

POLICIES

.1 Accommodate new low-density residential development through infill, the addition of secondary suites or garden suites and redevelopment within existing areas

.2 Densities in the Low Density Residential areas should be in the range of:

a. One (1) single detached residential unit per one (1) hectare if sanitary sewer service is not available

b. 15 residential units per gross hectare (6 units per acre) if sanitary sewer is available

c. 25 residential units per gross hectare (10 units per acre) for duplexes or cluster housing if sanitary sewer is available

.3 Clustering of single detached dwellings is encouraged

.4 Create new residential lots fronting on major roads only where access is limited to a rear lane and protected by restrictive covenant on title

.5 Ensure that properties designated Low Density Residential are served by a community water supply system, storm water drainage and sewer service through Subdivision and Development Servicing Bylaw standards where an increase in the number of dwelling units is proposed

.6 Support home based businesses that are compatible with the neighbourhood context

.7 Encourage new development to occur in a compact, staged manner consistent with utility service expansion plans

4.12 INTENSIVE RESIDENTIAL (IR)

POLICIES

.1 Accommodate new low-density urban residential development in single-detached dwellings at a density greater than 33 units per gross hectare (13 units per acre), including in small lot residential, clustered ground-oriented multi-unit residential and manufactured home park developments, through infill and the redevelopment of existing areas

.2 Regulate maximum height by zoning and/or the Manufactured Home Park Bylaw, as applicable; area-specific height preferences may apply where form can accommodate topography without significant impact on natural features, views, tree cover and natural drainage courses

4.13 MEDIUM DENSITY RESIDENTIAL (MDR)

POLICIES

.1 Accommodate new medium-density residential development (multi-unit residential buildings consisting of three or more units) through infill and the redevelopment of existing areas

.2 Maximum density in Medium Density Residential areas should not exceed 60 residential units per gross hectare (24 units per acre)

.3 Maximum height shall be regulated by zoning; area-specific height preferences may apply

4.14 RURAL AREAS (RL)

INTRODUCTION

Peachland's rural landscape is highly valued by the community. Characterized by the undeveloped upper slopes and benches within and beyond the District's boundaries, rural areas include pockets of larger lot developments that accommodate hobby farms, undeveloped lands and scattered rural residential areas. While the Agricultural Land Reserve has protected four large contiguous blocks of land from being developed for urban uses, the Rural areas are located outside the ALR. Because these areas also include

steep slopes and sensitive environmental (terrestrial and riparian) areas they are generally not suitable for agriculture, and not appropriate for an urban level of residential use. They are important for buffering agricultural uses and preserving the environment.

OBJECTIVES

.1 Preservation of the rural character of identified areas

.2 Protection of open spaces, natural areas and access to crown lands for recreation and aesthetic appeal

POLICIES

.1 Establish a minimum lot sizes that support the Rural character

.2 Direct new rural residential development to areas designated Rural (i.e. outside the ALR) as shown on the Future Land Use Map (Schedule 2) for Rural Residential and complimentary uses

.3 Direct new urban residential development to established neighbourhoods or areas designated for comprehensive development (i.e. Ponderosa and New Monaco)

.4 Preserve the rural character by limiting the requirements contained in the Subdivision and Development Servicing Bylaw for services; no curb and gutter, sidewalks, ornamental street lighting, underground wiring nor sewer services will be required

.5 Support the core agricultural function of ALR lands by retaining a rural buffer area between ALR and urban development

.6 Monitor the potential impact of provincial transportation initiatives and make responsive OCP amendments to protect community resources in due course

.7 Improve neighbourhood connectivity through road dedication during the development process; consider neighbourhood connectivity in balance with the potential for erosion of the rural character of the area

.8 Maintain low-density rural areas until development or infrastructure is immediately adjacent

4.15 SAND AND GRAVEL RESOURCES

INTRODUCTION

The District is protecting limited sand and gravel resources by limiting aggregate extraction activities in the community and carefully managing development that threatens the future supply of aggregate. The District has employed authority provided in the *Community Charter* to regulate the removal, movement and deposit of soil, sand, gravel, rock [or other substance of which land is composed from, on and of] within the District.

OBJECTIVES

.1 Aggregate resources are reserved for future use

POLICIES

.1 Adhere to the District's Soil Removal and Deposit Bylaw (adopted February 2014), as amended from time to time, to permit and/or limit extraction and processing of sand and gravel in designated areas

.2 Temporary extraction and processing of sand and gravel may be permitted in the District subject to the issuance of a permit allowed under the Soil Removal and Deposit Bylaw and required provincial permits

4.16 LAND USES THAT DO NOT CONFORM

Council recognizes that some existing land uses do not conform to the designations shown on the Future Land Use Map (Schedule 2). The intent of Council is not to change the use of this land in the immediate future, but to illustrate the preferred pattern of land use as redevelopment occurs while the OCP is in force. This implies that existing zoning remains in force, but, if a request for rezoning is submitted to

council for consideration, compliance to the OCP designation or amendment of the OCP designation, is then required.

5.0 OBJECTIVES & POLICIES OF COUNCIL

5.1 ARTS, CULTURE & HERITAGE

INTRODUCTION

Peachland recognizes and celebrates its rich heritage. A number of historic buildings have been retained and/or restored that add to the character and feel of Peachland's Downtown Neighbourhood and provide space that supports arts and culture. For example:

Peachland's Little Schoolhouse, built in 1898, has been restored by a group of volunteers organized as 'Friends of the Little Schoolhouse Society'. In 2001, the group formed the Peachland Little Schoolhouse Society to facilitate use of the site for artistic, cultural and community events. Each year, during July and August, the Society hosts the Summer Arts Program at the Schoolhouse and provides the facility to local artists at no cost. The Society supports a number of other community events throughout the year.

The Historic Peachland School, constructed in 1908 was in continuous use until 2003. The building has since been restored and is used for a variety of recreation, arts, cultural and social programming. It is currently home of the Peachland Visitor Centre operated by the Peachland Chamber of Commerce, Peachland Art Gallery and the Okanagan Boys and Girls Club.

The **Peachland Museum** is the architecturally-distinct eight-sided building originally constructed as the Peachland Baptist Church in 1910 located at the south entrance to the Beach Avenue Neighbourhood and Downtown Character Area. It served as a place of worship until 1964. Used over the years as a temporary Municipal Hall, Parks and Recreation Office, Fire Brigade Hall and Public Library, it now houses the Peachland Museum.

OBJECTIVES

.1 Peachland's history is recognized and celebrated

.2 Heritage and archaeological resources are respected and managed with best management practices and protocols

.3 Arts and Culture are recognized and celebrated through creative collaboration

.4 Events and festivals related to the arts provide benefits to community businesses

.5 Peachland celebrates its citizens and volunteers

POLICIES

.1 Actively use historic buildings for community activities, such as the museum

.2 Encourage all new development or re-development to incorporate elements of public art

.3 Encourage a creative approach to incorporating public art and artistic expression into the design of open space, signs and the interior/exterior of building finishes

.4 Maintain a culture of community volunteerism by acknowledging the importance volunteers in the community

.5 Support and encourage partnerships and collaborations amongst arts and cultural organizations and businesses in the community that promote arts and culture

.6 Utilize arts and cultural assets to attract visitors to the community. The District should recognize the benefits of supporting events and festivals related to the arts and the resulting benefits these have for businesses in the community

.7 Encourage opportunities for creative collaboration

.8 Incorporate historical elements into community development through street, park and trail naming, preserving historical buildings and celebrating history

.9 Consider more detailed archaeological assessment prior to development taking placed on lands shown as having potential pursuant to current GIS inventories

5.2 ECONOMIC DEVELOPMENT

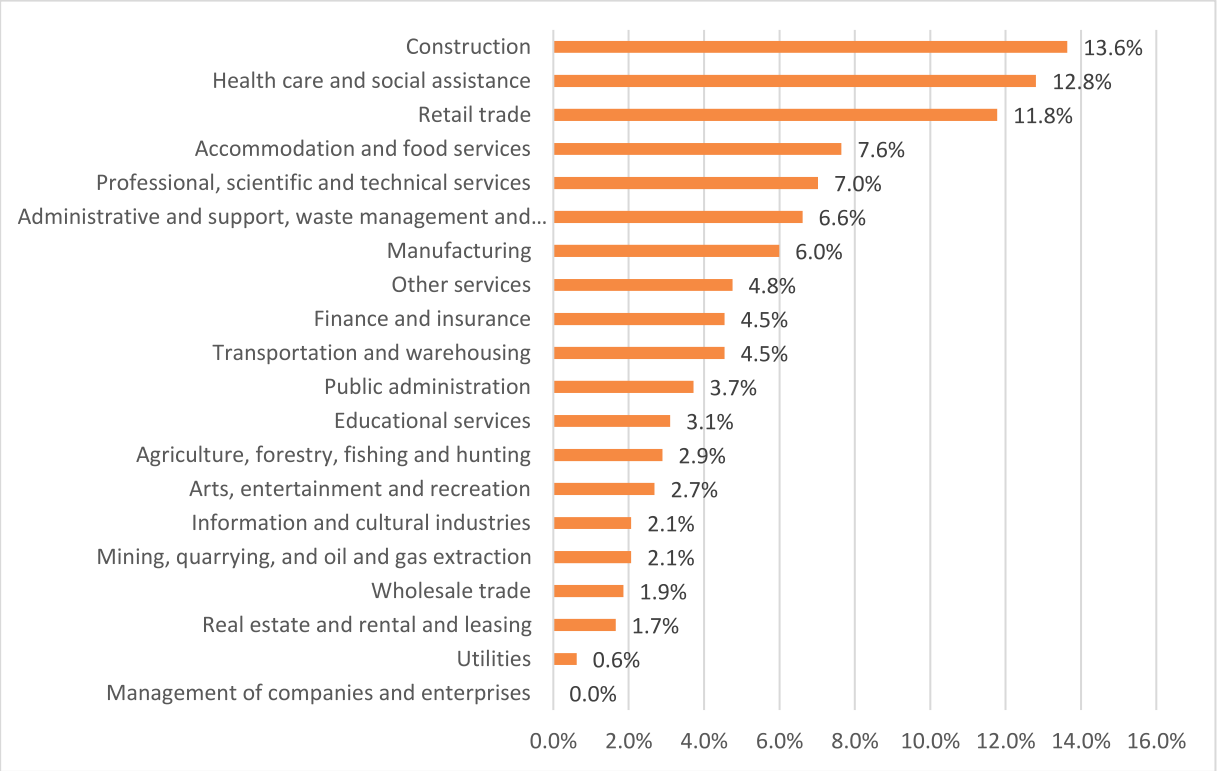
REGIONAL ECONOMIC CONTEXT

The Central Okanagan Region has a diverse and growing economy, with most jobs coming from the service and goods producing sectors.

- In 2016, the most common occupations were in sales and services (26%); trades, transport and equipment operators (16%); and business, finance, and administration (15%)
- The top three employment industries in the region in 2016 were: health care and social assistance (13.1%); retail trade (13%); and construction (10.9%)
- In Peachland, the most common occupations in 2016 were in sales and services (25%); trades, transport, and equipment operators (19%); and business, finance, and administration (16%)

  The top three employment industries in Peachland were: construction (13.6%); health care and social assistance (12.8%); and retail trade (11.8%)
- In 2015, the population living in Peachland had an average total individual income of $44,121. This is lower than the average total income in BC of $45,616.
- Home based employment –23% of Peachland's employed residents were home-based in 2016, a higher rate than both the region (16%) and province (14%).

Figure 5.1: Peachland Employment by Industry



OBJECTIVES

.1 Economic development activities align with Peachland's assets

.2 The community supports an entrepreneurial culture that fosters a diverse, adaptable and stable local economy that provides sustainable employment for its citizens

.3 Development regulations support tourism services, particularly in the Beach Avenue Neighbourhood.

.4 Goods and services are available to serve day-to-day needs within Peachland

.5 Incentives are provided for Downtown revitalization

.6 The agricultural industry and local artisans are supported through the Farmers' Market

POLICIES

.1 Align economic development activities with Peachland's natural assets and unique character, particularly building on the small town feel of the Downtown Character Area of the Beach Avenue Neighbourhood

.2 Foster an entrepreneurial culture in the community by encouraging creative collaboration

.3 Support the diversification of home based businesses to expand the types and demographics of business owners in the community

.4 Support and promote the Downtown Neighbourhood as the business and cultural heart of the community.

.5 Review development regulations to ensure tourism services can be established in the Beach Avenue Neighbourhood Resort and Downtown Character areas

.6 Seek niche-market opportunities; accept that large retail developments in neighbouring communities serve the needs of Peachland residents but that local businesses have an important role in neighbourhoods

.7 Pursue professional industries by providing information to prospective businesses

.8 Continue to work with partners in the tourism industry to extend the tourist season and increase the number of visitors who spend more time in the community (i.e. support Tourist Information Centre initiatives).

.9 Encourage community groups to plan, organize and execute special events, festivals or unique marketing ideas that attract visitors from neighbouring community.

.10 Pursue continuous improvement of infrastructure (water, sewer, roads) to support increased economic development in the community

.11 Encourage access to, and opportunity for, development of Crown resources that yield economic returns that contribute revenue to local community services for citizens, while having minimal impacts to the land, wildlife, and sensitive environmental areas

.12 Support a comprehensive approach to creating an attractive investment climate by working in partnership with the province, RDCO, Peachland Economic Development Committee and economic development agencies

.13 Support a diverse mix of residential housing options as a means of creating and supporting economic vitality and a diverse local economy

.14 Effectively manage and protect the integrity of the community's critical assets such as the lake and natural environment that promote and attract employment and investment

.15 Continue to support the artistic community as a catalyst of economic activity

.16 Maintain a relationship with UBCO and Okanagan College to provide locations for research opportunities and build on the Region's profile as a knowledge/education centre

.17 Encourage employers to create and support programs for active transportation

5.3 HOUSING

OBJECTIVES

.1 A continuum of residential opportunities is available to citizens regardless of financial resources, age, and household composition (e.g. housing resources support "aging in place")

.2 Residential growth and development minimizes environmental impacts and protects quality of life

.3 Residential densities in urban neighbourhoods increase over time

.4 Efficient use of existing municipal infrastructure

.5 A sense of community fostered in residential neighbourhoods

.6 The District acquires land for park and recreational purposes through the development process

.7 Principles of Crime Prevention through Environmental Design are incorporated into all developments

.8 Context sensitive integration of new housing forms into existing neighbourhoods

POLICIES

.1 Support a variety of types and tenures in all residential zones

.2 Implement Regional Housing Strategy recommendations as resources permit

.3 Update the District of Peachland Housing Action Plan based on Regional Housing Strategy recommendations

.4 Protect existing rental housing stock

.5 Encourage developers to replace affordable rental housing units lost through redevelopment

.6 Cooperate with non-profit organizations in the provision of affordable and special needs housing

.7 Encourage developers to employ universally accessible and adaptable housing design solutions

.8 Create specialized zoning designations to expand and facilitate a diversity of housing options

5.3.1 AFFORDABLE, RENTAL AND SPECIAL NEEDS HOUSING

POLICIES

.1 Participate in the Regional Growth Strategies Priorities Project Plan Regional Housing Needs Assessment and Regional Housing Strategy projects to assess and monitor the local and regional housing markets. A collaborative approach will facilitate the allocation of resources to specific aspects of the housing spectrum in the areas of highest need in the regional context

.2 Support on-going monitoring of Regional Housing Strategy objectives to track changes in supply and demand and to balance local and regional housing mix

.1 Create a cash-in-lieu Affordable Housing Amenity Contribution Policy to support a Housing Opportunities Reserve Fund as an option for developments of greater than 3 units and less than 100 units outside of the Ponderosa-Pincushion Ridge and New Monaco ASP areas

.2 Continue to support secondary suites in all residential zones

.3 Encourage the legalization of existing secondary suites

.4 Partner with not-for-profit agencies (i.e. Habitat for Humanity, Peachland Seniors Housing Society, and Peachland Seniors Support Society) for endeavours such as the gifting of land and/or waiving, reducing or payment of DCCs

.5 Explore the concept of "adaptable housing"

.3 Support Provincial measurement of determinants of population health

5.4 INFRASTRUCTURE

The District of Peachland is responsible for providing a wide variety of services to meet community needs. These services include water, wastewater, storm sewer, fire protection, recreation and program delivery,

business licensing, building inspection, community buildings and facilities (including parks) and development approval. Infrastructure is critical in the delivery of these services and is the foundation for creating and maintaining a vibrant community.

5.4.1 ASSET MANAGEMENT

Communities like Peachland are turning to asset management as a process for aligning priorities, making informed service delivery decisions and building financial capacity to renew, operate and maintain District infrastructure. Appropriate management ensures that the District can continue to provide efficient and effective services, effectively manage risks and provide taxpayers with the best value for money. The District's asset management initiatives focus on making informed decisions related to risk, cost and services with the goal of protecting the integrity of core services and infrastructure.

A significant proportion of District infrastructure has reached, or will be reaching, the end of its service life over the next few decades. Major investment will be required to maintain existing levels of service, meet regulatory requirements for public health and to support future growth of the community.

Peachland has proactively developed several decision-making support tools to improve its understanding of the risk, cost and services as demonstrated by the Asset Management Investment Plan, Asset Management Revenue Plan, Multi-utility risk assessment, on-going condition assessments and the development of debt and reserve policies to increase infrastructure renewal funding towards the identified high priority assets.

Figure 5.2: Infrastructure Assets

The District of Peachland is responsible for operating and maintaining almost $130 million of infrastructure consisting of the: water; wastewater (sewer) and stormwater systems; roadway network; community buildings and facilities (including parks) and fleet (vehicles).

OBJECTIVES

.1 Asset Management maximizes community benefit in balance with sound financial cost management

.2 Community Infrastructure objectives are eventually met

POLICIES

.1 Update the Asset Management Plan and related documents be updated on a regular basis to ensure that community objectives continue to be reflected and pursued

5.4.2 COMMUNITY WATER SYSTEM

The District of Peachland acquired three Irrigation Districts in the early 1980's. The three water systems were: Peachland Irrigation District; Trepanier Irrigation District and Ponderosa Irrigation District. Each system used its own source of water: the Peachland Irrigation District uses Peachland Creek, the Trepanier Irrigation District utilizes Trepanier Creek, and the former Ponderosa Irrigation District used wells. The three water systems were originally built to service the tree fruit industry.

In the intervening years, residential growth has replaced much of the tree fruit irrigation. The *BC Drinking Water Protection Act* was ratified in 2001; the Drinking Water Protection Regulation followed in 2003. The District of Peachland prudently began planning for improvements in water quality and consumer protection and completed their Water Master Plan (WMP) in 2006. The WMP was endorsed by Council in 2007.

Since 2007, Peachland has annually extended the interconnection watermains from Peachland Creek to the Ponderosa system (approximately 5 km) thus making the Ponderosa well system functionally obsolete in 2013.

While the WMP is intended to ensure sufficient water supply and a competent distribution network, its key focus is on consumer safety. The stated vision of the Plan is: "to support the ongoing provision of a safe, reliable and affordable water supply for the ratepayers who rely on the District of Peachland's community water system". The conclusion of the 2006 WMP exercise was that filtration would ultimately be necessary for any surface water supply.

Accordingly, it was recommended that the three systems be integrated and that a filtration plant be considered at the Peachland Creek source. The distribution network would be modified to supply all customers from a single filtered water source, with provision for emergency supply from Okanagan Lake.

The WMP was updated in 2015 to reflect legislative changes resulting from the Drinking Water Objectives (Microbiological) for Surface Water Supplies in British Columbia (published in November 2012). In support of the plan, the District devised and implemented a Universal Water Metering Program in 2010. The water metering program has achieved a reduction of approximately 30% in maximum day demand. Concurrently, Peachland completed a Source Water Protection Plan to regulate activities in the watershed. The District intends to initiate construction of a filtration plant in 2018 with the support of senior levels of government.

OBJECTIVES

.1 Strategies for water conservation continue to result in reduced rates of consumption

.2 The use, reuse and recycling of grey water is common practice as a means of supplementing water supply

.3 The number of residences served by the community water system increase over time

POLICIES

.1 Concentrate District resources in design and construction of the 2018 Water Treatment Project until completed

.2 Continue to pursue funding opportunities offered by senior levels of government to extend the community water system once other priority infrastructure projects have been addressed

.3 Protect water supply and sources that exist in rural areas and on crown land

.4 Encourage the use, reuse and recycling of grey water to supplement the water supply

5.4.3 WASTE WATER COLLECTION (SANITARY SEWER) SYSTEM

The sanitary sewer system in Peachland is comprised of a combination of individual on-site septic disposal systems and a community wastewater (sanitary sewer) collection system. Since 1994, Peachland has been committed to pursuing sanitary sewer service for all residents on a phased basis. The process initiated in the early 1990's with the preparation of a Liquid Waste Management Plan (LWMP). The LWMP included service phasing plans for provision of sewers throughout most of the District.

Completed in 1998, the Phase I sewer project was comprised of the areas identified as the highest priority; the commercial (downtown core) and waterfront neighborhoods were considered to be a major sources of phosphorous loading to Okanagan Lake.

In 2002, the District completed a study considering the status of the Phase 2 area on-site septic systems. As on-site septic disposal systems continue to age and receive effluent, the number of failures is expected to increase with potential impacts on the health of aquatic resources, including local groundwater, streams and Lake Okanagan. Based on the study finding the installation of sewers for a portion of the Phase 2 area were prioritized and completed in 2004.

Each of the Phase I and 2 sewer projects were funded by senior levels of government. However, the funding was not adequate to completely service the Phase 2 area and some portions of the area were 'orphaned'. Since 2004, expansion of the community sewer system has primarily been undertaken by developers to meet Subdivision and Development Servicing Bylaw requirements.

The District continues to be committed to servicing the 'orphaned' areas and responding to projected growth. As such, the District has deemed it important to continue to pursue systematic expansions to the community sewer system to protect public health and the environment.

OBJECTIVES

.1 The number of residences served by the community waste water system increases over time

.2 Protection of public health and the environment

POLICIES

.1 Continue to pursue funding opportunities offered by senior levels of government to extend the community wastewater collection system once the Water Treatment Plan Project is complete

.2 Consider the social, economic and environmental impacts of infrastructure improvements in determining budgetary priorities

5.4.4 STORMWATER MANAGEMENT

The District's primary objectives for managing surface run-off with stormwater infrastructure are preserving natural ecosystems, mitigating or avoiding hazards to protect public safety and accounting for anticipated climate change.

The District's storm drainage network is a combination of major and minor system components. Minor stormwater/drainage systems, designed to convey surface run-off associated with frequent rainfall events, typically include ditches, street gutters, catch basins inlets and an underground pipe network. Major systems convey stormwater runoff generated by less frequent and more intense rainfall events when quantity of run-off exceeds the capacity of the minor (piped) system. Typical Major system components include open channels, creeks and roadways.

The 2013 Master Drainage Plan Update identified a number of priority improvements for the District involve restoring and/or replacing culverts, establishing major drainage routes, protecting existing natural drainage corridors and using best management practices (BMP's) for the treatment of stormwater. Significant portions of the road network are affected by the conveyance method used (ditches, dry wells, underground pipes) for stormwater management; drainage improvements therefore require correlation of the drainage and roadway network plans.

OBJECTIVES

.1 Groundwater and natural aquatic habitats are healthy and robust

.2 Damage to the natural and built environment by stormwater runoff is reduced and/or mitigated

POLICIES

.1 Promote the orderly, economic and logical extension of utilities and services

.2 Require developers to pay for their fair share of capital costs attributed to servicing their development by using a range of tools including Development Cost Charges, as enabled through the *Local Government Act* and *Community Charter*

.3 Require that all urban residential and commercial developments be provided full urban services including water, sewer, stormwater drainage, roads, sidewalks, street lights and underground wiring in accordance with Subdivision and Development Servicing Bylaw standard.

.4 Ensure the level of servicing provided to rural areas is adequate to ensure the health and safety of the residents

.5 Maintain a minimum lot size on subdivision of one (1) hectare (2.5 acres) for all residential lots serviced by on-site septic systems

.6 Support extensions of roads and utilities that form a natural progression from existing developments

.7 Implement local improvement programs for sidewalks, curbs and gutters

.8 Adhere to a preventative maintenance and renewal program for infrastructure in existing serviced areas that is consistent with the Asset Management Plan

.9 Foster and encourage water conservation

.10 Continue to implement the Water Master Plan

.11 Continue to implement the Road Network Plan

.12 Prepare an Integrated Stormwater Management Plan that incorporates climate change, LID, slope stability assessments, flood protection, upper watershed basin hydrology and a watershed management plan

.13 Continue to pursue extension of the community sewer system to enhance the level of service and to protect public health and the environment

.14 Utilize best management practices to protect and manage water resources improve water quality of both groundwater and surface water through integrated watershed planning

.15 Continue in partnership with the Okanagan Basin Water Board (OBWB) and regional partners to encourage valley wide cooperation and coordination regarding the conservation of water and protection of all water resources

.16 Encourage the preparation of a water management plan by the Okanagan Basin Water Board (OBWB) on the region's water supply in response to the impacts of climate change and future population growth

.17 Encourage new development to utilize on-site recycled water for landscaping and other uses

5.5 INTERJURISDICTIONAL RELATIONSHIPS

OBJECTIVES

.1 Productive working relationships with regional partners

POLICIES

.1 Collaborate with School District No. 23 to provide safe routes to school, including walking, cycling and transit options

.2 Encourage cooperation, collaboration and partnerships among regional partners in the delivery of effective and efficient public services and/or enhance opportunities of mutual benefit for cost sharing on procurement, delivery of services, and/or capacity building on issues to ensure financial and human resources are invested effectively

.3 Support the continued exchange of information with provincial agencies on future land use decisions that impact the interface of the boundaries of crown land adjacent to the District and best management practices for resource extraction to minimize negative impacts in the region (e.g. truck traffic, environmental considerations, land use conflicts, nuisances)

.4 Encourage the examination of future land use designations that consider the Region's aggregate resource based on the site suitability checklist prepared in the Aggregate Supply and Demand Update (2013)

.5 Continue to participate in the Sustainable Transportation Partnership of the Okanagan

5.6 NATURAL ENVIRONMENT

INTRODUCTION

Hosting one of the longest uninterrupted and undeveloped foreshore areas in the Okanagan, Peachland offers a unique combination of natural beauty and an environment that supports a variety of species, features that are widely celebrated by residents, businesses and visitors alike. Protection of Peachland's abundant natural environment, resources and features is a significant community priority. Management of the Foreshore of Okanagan Lake [Foreshore Management Units], Trepanier and Peachland Creeks, streams, ravines and wetland areas [Environmentally Sensitive Areas – Aquatic] and natural habitats including corridors that support wildlife movements and supportive environments for sustaining plant and aquatic life [Sensitive Environment Areas – Terrestrial] are all important. Natural resources include forested areas, woodlands and sand/gravel deposits. All of these may be supported by community awareness of local climate action imperatives.

General policies are followed by objectives and policies for specific aspects of the natural environment.

OBJECTIVES

.1 Responsible development practices protect Environmentally Sensitive Areas; environmental assets are identified and valued

.2 Ecosystem processes and functioning, biological diversity, natural character, the aesthetic quality and socio-economic values of the natural environment are preserved, protected, restored and enhanced; including but not limited to, aquatic ecosystems (waterways, wetlands and riparian areas) and terrestrial ecosystems providing habitat, travel corridors, places of refuge, water sources and other wildlife functions

.3 Water quality and quantity are protected and enhanced

.4 Recreational activities and aesthetic benefits do not compromise ecological values

.5 Climate Action goals are met by sustainable development.

.6 Regional coordination of environmental objectives is achieved

POLICIES

.1 Minimize the impact of development on Environmentally Sensitive Areas while respecting private property rights and public benefit

.2 Endorse safe development practices to minimize adverse effects of development on the landscape

.3 Enforce terrestrial and aquatic environmental best practices through Technical Development Permit requirement.

.4 Promote sustainable environmental practices including BMP's, green building design and construction and other measures that reduce the development "footprint"

.5 Encourage land use and transportation infrastructure that improves the ability to withstand climate change impacts and natural hazard risks

.6 Use Restrictive Covenants registered under Section 219 of the *Land Title Act*, dedication or acquisition and environment protection bylaws to encourage the protection and enhancement of significant Environmentally Sensitive Areas (ESAs), including wetlands (ponds, lakes, streams and natural drainage courses), riparian and terrestrial wildlife habitats

.7 Control storm runoff from development to minimize impacts on streams and Okanagan Lake

.8 Support the continued exchange of information with provincial agencies on future land use decisions that impact the interface of the boundaries of crown land with the District

.9 Advocate for resource extraction BMPs to minimize negative impacts on the community such as truck traffic, land use conflicts or other nuisances

.10 Encourage the exchange of information with provincial agencies and regional districts regarding future land decisions that may cause negative impacts to surrounding areas to better mitigate these potential issues

.11 Continue to work with senior government environmental agencies in a coordinated and efficient manner

.12 Collaborate with senior levels of government to mitigate risks of development in the floodplain

.13 Manage regional biodiversity collectively through the adoption of practices outlined in the Okanagan Biodiversity Strategy

.14 Cooperate with the Regional District and regional partners to create and adopt consistent terminology and policies that protect and conserve environmental features

.15 Co-operate with the Region in updating environmental mapping on a regular basis

5.6.1 SHORELINE MANAGEMENT

INTRODUCTION

In February 1950, the municipal boundary of the District of Peachland was extended a distance of one hundred and eighty-three metres (183 m or 600 ft) into Okanagan Lake along the length of the foreshore. Initially, the administration and management of the foreshore was through provincial ministries [as variously assigned throughout the years]; the District held a "recreation lease" over the foreshore. Subleasing and commercial undertakings were not permitted by the original lease.

In 1982, the District began preparing a strategy for the future use and development of the shore land (foreshore and upland) along the 11.25 km of Okanagan Lake located within the municipality. A field study was conducted in September 1983. In 1984, the District adopted Official Community Plan Bylaw No. 767, 1981 Amendment Bylaw No. 901, 1984 to add the Shoreland Plan as a schedule to the OCP to include "specific objectives and policies for the Shoreland". The plan defined twelve (12) geographical units, provided a description of each and identified development issues and permitted uses taking into consideration a broad range of factors including the natural and man-made features of the area, natural shore land processes, the goals and aspiration of local residents, property owners and governments.

In 1987, the District entered into a Head Lease with the Province for all the "unalienated and unencumbered foreshore in the Okanagan Lake within 600 feet of the highwater mark"; the lease transfers authority to regulate use of the foreshore to the District. Renewed and effective until June 29, 2032, the lease includes provisions for sublease and includes a condition that the District maintains a management plan (i.e. the Shoreland Plan contained in the OCP) for the foreshore.

The Shoreland Plan and map subsequently become Appendix “D” of the updated OCP adopted by Bylaw No. 1290 in April 1995. Updates to the plan described in Bylaw No. 1399 were adopted in January 1997. Discussion in the 1997 document recognized that the introduction of man-made features, such as the large earth and rock groin south of the Pentowna Marina, have resulted in the artificial intensification of both erosion and accretion processes in specific areas. This information is now included in the descriptions of each Map Unit.

OCP Bylaw No. 1600 adopted in 2001 also included the Shoreland Plan as a schedule to the bylaw. Updates to the plan occurred in 2002, 2003 and 2004. No additional field work has been completed to date to update the description of the physical characteristics of the foreshore. While the flooding events of 2017 may have altered the character of the foreshore there is currently insufficient information to recommend any changes to the plan. Once regional floodplain mapping is complete there may be a need to amend the plan reflected in this OCP accordingly.

In 2004, the Province of BC enacted *Riparian Areas Regulation* (RAR) to provide practical tools for fish habitat protection. These regulations are reflected in the OCP Aquatic Development Permit Area Guidelines. Use of the foreshore may also be regulated through Zoning Bylaw regulations.

In 2011, the District adopted a Lakefront Area Public Place Regulation Bylaw to regulate the lakefront area as a public place and to prohibit the construction and installation of marinas, wharfs, docks and buoys without a sublease or license from the District. Council adopted DEV-250 Wharf, Dock and Buoy Policy to establish concurrent licensing requirements.

The following planning principles identified in the original Shoreland Plan remain relevant and guide policy development for the foreshore area:

- ✓ "Set out the way in which these critical lands and water should be used, managed and administered in order to serve the broadest public interest."
- ✓ "To recognize that the shore land area is a naturally dynamic and changing environment made up of several linked natural processes - physical, biophysical, biological and socio-economic - as an integral system, recognizing that disruption to any one link in the system can cause serious consequences throughout the system."
- ✓ "To preserve the natural aesthetic qualities of the shore land area recognizing the potential damage which can be caused through natural wave action and erosive forces by inappropriate management practices in the shore land area."
- ✓ “To adopt the Shoreland Plan as part of the Official Community Plan and further to develop a Zoning Bylaw amendment to facilitate the future management of shore zone development”.

While Development Permit Area Guidelines are created to reflect plan objectives, the stated intent to amend the Zoning Bylaw remains outstanding. It is recommended that this management tool be implemented coincident with adoption of the OCP to facilitate the implementation of regulations to confirm OCP policies.

Readers are advised to reference the original Shoreland Plan for an overview of foreshore processes associated with wind, wave and water levels changes including lake currents and shoreline processes; that background information will not be repeated in this document. Descriptions of each of the Foreshore Map Units provided in Section 5.6 are based on the physical descriptions provided in the original 1984 report (based on 1983 field study) updated by general knowledge, oblique air photographs taken during the 2017 flood event and an informal field reviews conducted on October 5, 2017 and January 26, 2018. In particular, the accuracy of any description of the lake bottom and presence weed beds is uncertain. Photographs taken January 26, 2018 provide a visual reference to the low-water-level conditions in the foreshore areas.

The objectives and policies identified in this OCP reflect the importance placed on the foreshore by both regulation and expressed preference for continued maintenance and where appropriate, enhancement of foreshore assets. Existing conditions demonstrated by the 2018 photos should be minimum standard (benchmark) on which any future decisions should be based.

Discussions about the replacement of municipal piers for public use along the length of the District's foreshore for many decades, are ongoing in 2018. It is recognized that the type of construction may be different in respect of Provincial regulations that have taken affect since original installation. The dock installed in 2016 at the 8th Street Boat Launch serves as an example of one alternative. It is anticipated that Council will give consideration to the various alternatives in due course, but not in time for inclusion in this OCP.

Figure 5.3: Typical Peachland municipal pier & floating dock located at the 8th Street Boat Launch

OBJECTIVES

.1 Continuous public access to the foreshore is protected and improved where opportunities arise

.2 A range of recreational uses are balanced with environmental, social and economic values; compatibility of uses is achieved

.3 Water quality and fish spawning habitat is protected and enhanced

.4 Maximum community benefit is realized from public, private and commercial recreational uses with minimal interruption of natural environmental processes

.5 All relevant government authorities are respected; all development in the shore land area complies with current standards, regulations and approval procedures

.6 Management practices contribute positively to maintaining the natural character and aesthetic quality of the shore lands

POLICIES

.1 The functionality of existing municipal piers, generally 2 m in width and 10 m in length, usually located at the end of public roads abutting Beach Avenue should be maintained as public assets, strategically replaced or enhanced as resources become available

.2 Regulate upland, foreshore and lake bed uses according to identified Foreshore Management Map Units

.3 Use *Local Government Act* Part 14 authorities to regulate foreshore uses, most particularly through Development Permit Guidelines and Zoning Bylaw provisions

.4 Technical Development Permit conditions should delineate and protect the streamside protection and enhancement area (SPEA) [as defined in Provincial *Riparian Areas Regulation (RAR)*] and apply all recommendations contained in a report from a suitably Qualified Environmental Professional (QEP)

.5 Continue to enter into into Encroachment Agreements with upland property owners where private uses are permitted

.6 Establish environmental conversation zones a distance of 75 m either side of the mouth of Peachland (Deep) and Trepanier Creeks; protect through Development Permit Area and zoning designations; no development should occur in these areas

.7 Continue to support regional aquatic weed management through the Okanagan Basin Water Board

.8 Promote the development, enhancement and continued maintenance of parks and high quality recreational facilities fronting the foreshore

.9 Consider upland and foreshore aesthetic improvements in balance with environmental function through site-specific assessment as development is proposed

.10 Consider hydraulic processes, including but not limited to erosion and accretion, in assessing potential foreshore structures of improvements

.11 Undertake a systematic assessment of the structural integrity of the foreshore; organize maintenance and improvement activities according to resource availability and strategic priority

.12 Charge license fees consistent with the rents charged by the province on tenures located outside the District of Peachland Head Lease area

.13 Support the development of privately owned lands for commercial recreational facilities, where appropriate and practical as long as it does not involve dredging or filling of the foreshore or lake bed

MAP UNIT

SHORELINE UNIT 1

5.6.1.1

SECTION

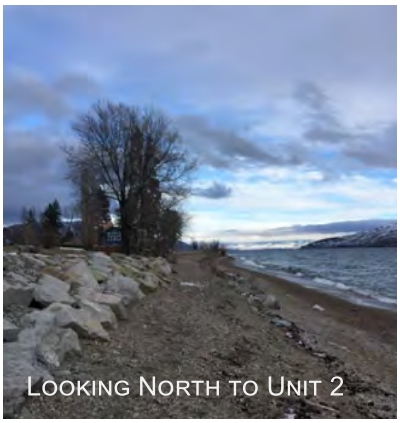
DESCRIPTION

Unit 1, located at the southwest boundary of Peachland, extends from Antlers Beach Regional Park to 75 m south of Peachland (Deep) Creek. In 1984, the area was described as consisting of 18 to 24 m of generally stable gravel beach located between the shoreline and Highway 97, which follows the lakeshore. The beach gradient was approximately 5% and the gradient continued into the foreshore of the lake.

Upland of the Highway, most available development land is currently occupied by a Manufactured Home Park. A vacant commercial site at the corner of Hardy Road is a historic relic of a former gas station site. There is limited potential for further development due to physical limitations imposed by the proximity of Highway 97 to Okanagan Lake.

The lake bottom consists of clean gravel materials from 50 mm to 150 mm in size. In 1984, a dense weed bed of .06 ha was found near the southern Municipal limits, while a moderately dense weed bed of .06 ha was found on the north side of a small wooden Municipal pier. Water depth 30 m from shore near the pier was approximately 3.4 m.

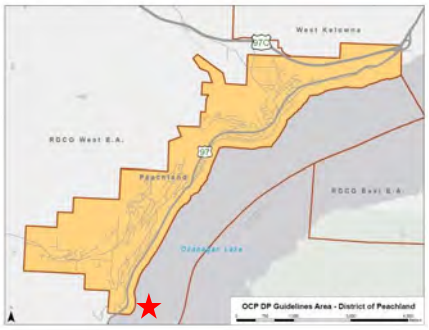
SHORELINE UNIT 1


LOOKING NORTH TO UNIT 2

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 0	Upland: 2
Number of Docks, Community	1	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	7,675	sq. metres
Length of Unit (Approximate)	138	metres
Average Beach width	18 to 24	metres
Average Beach Slope	5%	Percent
Character of Beach	Gravel	Generally stable
Development Potential	None	
Supported Uses	None	

LOCATION (WHERE)



DEVELOPMENT ISSUES

- Constrained by Highway 97 and Antlers Beach Regional Park, no foreshore, wharf or buoy development should be permitted in this unit.

SHORELINE UNIT 2

DESCRIPTION

Unit 2, located in the vicinity of the mouth of Peachland (Deep) Creek is an environmentally sensitive area designated for protection. This unit is physically defined as laying 75 m either side of the mouth of Peachland (Deep) Creek. In 1984, the stable gravel beach narrowed from 75 m to 18 m toward the north end of the unit where Highway 97 is located closer to the lakeshore.

Upland of the highway, Antler's Beach Provincial Park and picnic site lies along the south bank of Peachland (Deep) Creek, while a Manufactured Home Park is located on the north bank of the creek.

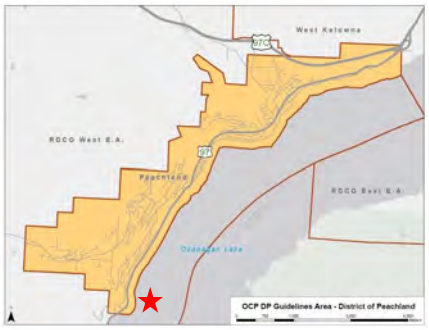
The lake bottom in the vicinity of the creek mouth changes from gravels to cobbles of 100 mm to 150 mm in size. A sparse weed bed of .13 ha lies some 7 m to 8 m offshore from the creek mouth. Fish spawn annually in the creek bed upstream of the highway bridge over Peachland (Deep) Creek.

SHORELINE UNIT 2

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 0	Upland: 2
Number of Docks, Community	0	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	31,907	sq. metres
Length of Unit (Approximate)	172	metres
Average Beach width	15 to 18	metres
Average Beach Slope	5%	Percent
Character of Beach	Gravel	Stable
Development Potential	None	
Supported Uses	None	

LOCATION (WHERE)



DEVELOPMENT ISSUES

- Due to the sensitive nature of the fish habitat in this area, no development should be permitted along the foreshore of Okanagan Lake or on the banks of Peachland (Deep) Creek
- Improvements to fish spawning channels in Peachland (Deep) Creek by volunteer groups is encouraged
- Maintenance of Antler's Beach by parks authorities is encouraged
- Existing mobile homes encroaching on the banks of Peachland (Deep) Creek are designated a non-conforming uses. Replacement of these units will not be permitted to encroach into the protected area

MAP UNIT

SHORELINE UNIT 3

5.6.1.3

SECTION

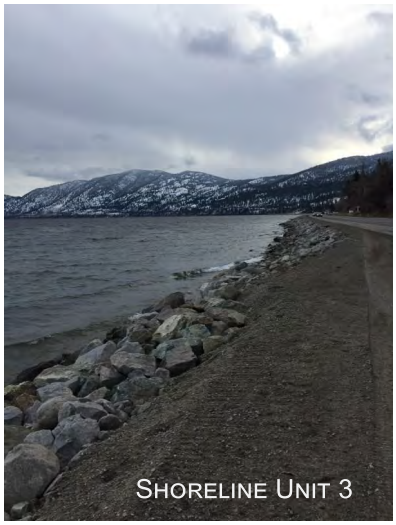
DESCRIPTION

Unit 3 extends from 75 m north of the mouth of Peachland (Deep) Creek to the north boundary of 6575 Highway 97 (restaurant site). Approximately 7.5 meters of stable gravel and pebble beach existed in the southern half of the unit in 1984. North of the beach area, an artificial shoreline has been created by the construction of Highway 97.

Upland of the highway lies the northern area of a Manufactured Home Park and a former motel and a restaurant site. The extension of community sewer to this area eliminated the need for a large open area formerly used as a septic field laying between the highway and the manufactured home park and former motel site. While these developments utilized all available developable land in the area at the time of the creation of the Shoreland Plan in 1984, the motel site is currently vacant and expected to redevelop in the near future as mixed use. The restaurant has recently been renovated and is open for business.

The lake bottom is covered with riprap material and natural pebbles. In 1984, a sparse weed bed of some .2 ha and 250 mm in length was present approximately 30 m offshore.

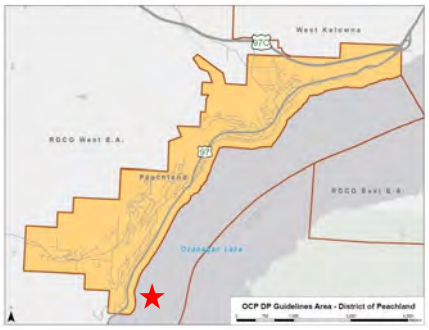
Due to the riprap shoreline along Highway 97, access and use of this area is limited. Recreational uses of the lake in this area are expected to be water-based activities such as boating, personal watercraft, fishing, water skiing, etc.



FACTS (WHAT WE KNOW... FROM GIS DATA)

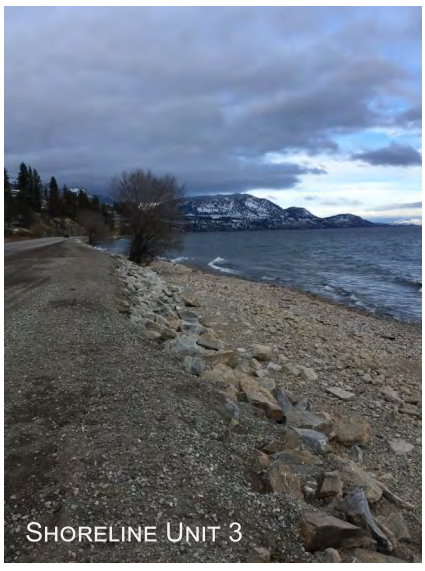
Number of Lots / Property Titles	Foreshore: 1	Upland: 3
Number of Docks, Community	0	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	86,866	sq. metres
Length of Unit (Approximate)	402	metres
Average Beach width	7.5	metres
Average Beach Slope	5%	Percent
Character of Beach	Gravel	Stable
Development Potential	None	
Supported Uses	None	

LOCATION (WHERE)



DEVELOPMENT ISSUES

- Limited use due to the nature of the riprap placed along the foreshore supporting Highway 97 and the steep upland slopes



SHORELINE UNIT 4

DESCRIPTION

Unit 4 extends approximately 2.8 km from a point north of the existing restaurant site located on the opposite side of Highway 97 along a riprap dominated foreshore defined by Highway 97 to the south end of 'Doggie Beach' and the "T" boat launch.

Upland development is sparse due to topographic limitations of the hillside opposite the lake front.

There is virtually no usable land area between the highway and the lake except for a small pull-out on the highway right-of-way located approximately 1.3 km north of the Municipal boundary. Upland residential development fronting on Renfrew Road is located well above the lake elevation.

The lake bottom is covered with riprap material and natural cobbles and gravels. In 1984, aquatic weed patches were abundant with some 75% of the length of the shoreline infested with 1.03 ha of dense weeds and .62 ha of sparse weeds.

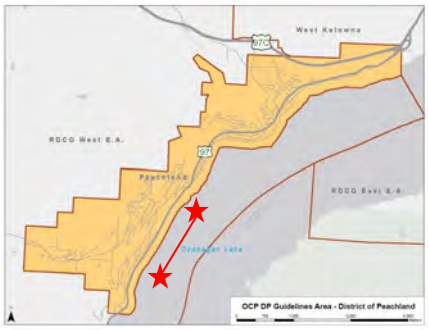
In 1997 amendments to the plan supported adding a marina use in this area should changes to Highway 97 present a suitable opportunity.

Recreational uses of the lake in this area are expected to be water-based activities such as boating, personal watercraft, fishing, water skiing, etc.

FACTS (WHAT WE KNOW... FROM GIS DATA)

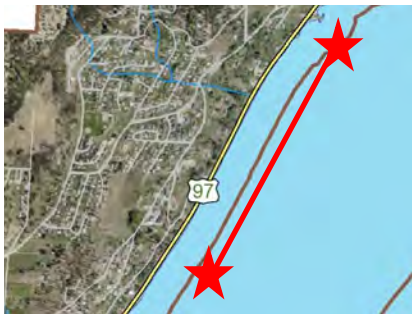
Number of Lots / Property Titles	Foreshore: 15	Upland: 43
Number of Docks, Community	1	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	487,462	sq. metres
Length of Unit (Approximate)	2,736	metres
Average Beach width	7.5	metres
Average Beach Slope	5%	Percent
Character of Beach	Riprap	Stable
Development Potential	None	
Supported Uses	Limited	

LOCATION (WHERE)



DEVELOPMENT ISSUES

- Limited use due to the nature of the riprap placed along the foreshore to support Highway 97
- Due to the lack of beach area and a lack of upland development potential no foreshore development should be permitted in this unit
- The future of Highway 97 will determine the development potential of this area; policies for this area should be revisited when additional information becomes available
- Monitoring of the quality of water discharging into Okanagan Lake from culverts under Highway 97 for nutrient content should be conducted by Provincial authorities; remedial measures should be undertaken as may be required by Provincial regulations



SHORELINE UNITS 4 & 5

SHORELINE UNIT 4

SHORELINE UNIT 5

SHORELINE UNIT 5

SHORELINE UNIT 4

SHORELINE UNIT 4—'DOGGIE' BEACH ENTRANCE

SHORELINE UNIT 4—'DOGGIE' BEACH

SHORELINE UNIT 5—NORTH FROM 'T' BOAT LAUNCH

'T' BOAT LAUNCH BEACH & MUNICIPAL PIERS

SHORELINE UNIT 5– SOUTH TO 'T' BOAT LAUNCH

MAP UNIT	SHORELINE UNIT 5	5.6.1.5 SECTION

DESCRIPTION

Unit 5, characterized by an extensively modified foreshore through placement of fill, construction of groins and retaining structures, extends from 'Doggie Beach' south of the 'T' boat launch to 4th Street.

At the south end of the unit located on highway right-of-way is a beach area commonly referred to as 'Doggie Beach'. To the north a groin shelters a bay known as 'T' Boat Launch where a boat launch and two municipally-maintained piers are located. An informal parking area is accessed from Highway 97. North of the bay, a larger paved parking lot intended to accommodate boat-trailer parking, extends north to Beach Avenue. The foreshore, reinforced with rip-rap in this area, was reported to be in poor condition in 1997.

As Highway 97 angles away from the lake, Beach Avenue begins along the pre -1964 highway alignment to provide access to the Downtown Neighbourhood. A parking area able to accommodate 21 vehicles lines Beach Avenue north to Blind Angler Restaurant and Pentowna Marina located north of the junction of Highway 97 and Beach Avenue. Beach Avenue follows an alignment generally parallel to the lakeshore separating upland uses from the lake.

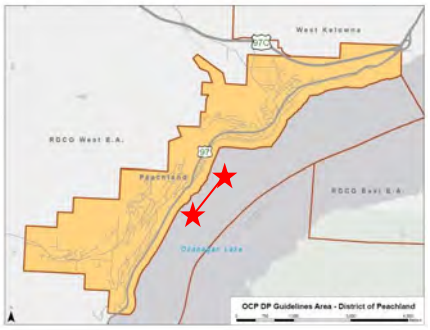
North of the marina, Heritage Park, Centennial Walkway and the Day Use Wharf (located between 1st and 2nd Streets) are bordered by riprap and retaining walls. Houseboat mooring is permitted between 2nd and 4th Streets during daylight hours.

The bottom in the majority of the unit is covered with boulders, riprap material and cobbles. In 1984, aquatic weeds reportedly covered some 1.12 ha of area and over 90% of the length of the foreshore in this unit. The swim and boat launch areas were densely infested, while the balance of weed growth was classed as moderate. The current state of weed growth is unknown.

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 19	Upland: 42
Number of Docks, Community	5	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	233,432	sq. metres
Length of Unit (Approximate)	1,489	metres
Average Beach width	Minimal	metres
Average Beach Slope	5%	Percent
Character of Beach	Rip-rap, pebble	Reinforced
Development Potential	Some	
Supported Uses	Public & Commercial	

LOCATION (WHERE)



DEVELOPMENT ISSUES

- The 'Doggie Beach' swim area is experiencing accretion of coarse gravel material due to updrift of the material against the groin to the north
- While the swimming area at 'Doggie Beach' and the 'T' Boat Launch have in the past been considered for further development, the Provincial Ministry of Transportation, Highways and Infrastructure Operations has more recently advised of their intention to maintain this area as highway right-of-way at least until the future of Highway 97 is known
- The municipality has maintained the boat launch and piers without the benefit of a formal agreement to use the highway right-of-way
- The access to the parking lots is sub-standard

TYPICAL FORESHORE

SHORELINE UNIT 5— HIGHWAY 97 BOAT PARKING LOT

SHORELINE UNIT 5—HIGHWAY 97 BOAT PARKING LOT LOOKING NORTH TO BEACH AVENUE

SHORELINE UNIT 5:

PENTOWNA MARINA/BLIND ANGLER RESTAURANT BUILDING AND PARKING AREA ADJACENT TO BEACH AVENUE

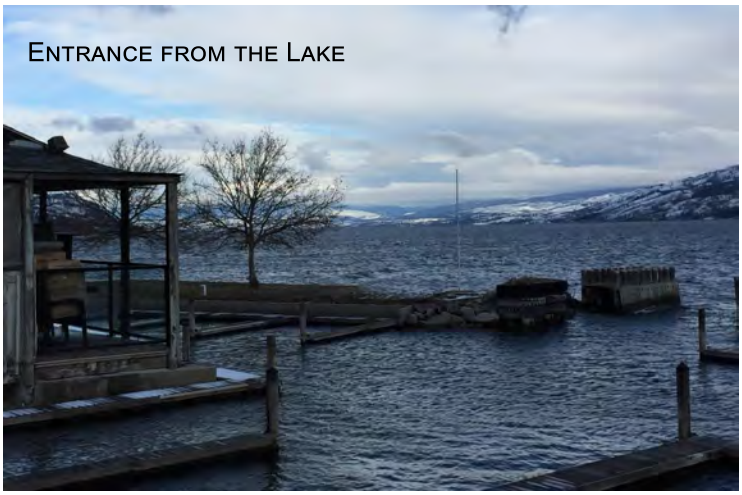
SHORELINE UNIT 5-MARINA

SHORELINE UNIT 5-MARINA SOUTH WHARF

GAS TANK NORTH OF BUILDING AND NORTH WHARF

ABOVE & BELOW: BOAT SLIPS SOUTH, WEST AND EAST OF BUILDING

GAS BAR SOUTH OF BUILDING



ENTRANCE FROM THE LAKE

SHORELINE UNIT 5-HERITAGE PARK

FORESHORE RETAINING WALL

SHORELINE UNIT 5-'DAY USE' WHARF

SHORELINE UNIT 5-'DAY USE' WHARF

PROPOSED HERITAGE PIER PROJECT

Construction of a fully accessible fishing pier in front of Heritage Park is a project being organized by the Peachland Pier Group, an independent non-profit Society formed by three Service Clubs: The Sportsmen's Association, The Peachland Lions' Club, and the Rotary Club of Peachland. Each of these Clubs have invested in and continue to actively campaign to raise the $400,000 needed to complete the project. Efforts remain ongoing at the time of consideration of this OCP.

Three wheelchair accessible ramps will provide access to an approximately 8-foot wide, 400-foot long pier to be located approximately 30 feet offshore featuring nine "fishing bays" to provide easy access to deeper waters.

PEACHLAND BEACHES—PEBBLES TO PROMENADE

SHORELINE UNIT 5:
DAY USE WHARF AND 2ND & 3RD STREET BEACH ACCESSES
BELOW: RETAINING WALL RAILING NORTH OF 3RD STREET (UNIT 6)

SHORELINE UNIT 5—3RD STREET BEACH

SHORELINE UNIT 6

DESCRIPTION

Unit 6 extends from 4th Street to the area commonly referred to as Strachan's Corner near 5606 Beach Avenue. The eroding gravel beach is approximately six to seven meters in width; it features a 5% cross slope extending into a cobble foreshore at the south end of the unit. Beach erosion caused by groins to the south interrupts the longshore transport of replacement beach material.

A retaining wall installed parallel to Beach Avenue extends along the Centennial Walkway to 5th Street. North of 5th Street the eroding shore condition persists up to the south end of the public marina located in the vicinity of 8th Street where a timber groin is causing accretion of about 10mm to 20mm pebbles annually as a result of northward longshore transport.

Uses upland of Beach Avenue change from commercial between 4th and 5th Streets to low-density residential north of 5th Street. North of 6th Street to 8th Street is the civic precinct area of the Beach Avenue Neighbourhood where community centre facilities, the Peachland Historic School and Cousins Field are located on the upland side of Beach Avenue. Swim Bay, a protected public swim facility complete with walkways, diving board, and diving tower occupy 0.4 ha of foreshore and a public marina with 1,685 linear feet of moorage space occupies an equal area to the immediate north. A concession and restroom facility is located between the swim/picnic area and the marina. A double-width concrete boat launch and municipal dock are located at the north end of the marina. Parking for 26 vehicles is accommodated along the road right-of-way in front of the marina.

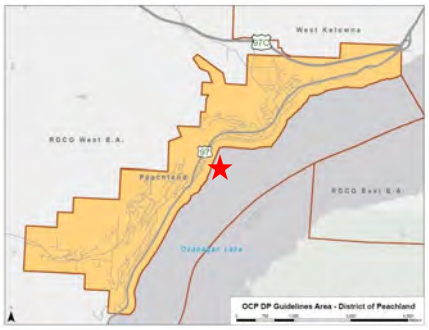
The lake bottom is covered with cobbles and gravel material except for the accreted pebbles at the north end of the swim area. In 1984 aquatic weeds were found along 50% of the unit's shoreline totaling 0.2 ha of dense weeds and 0.25 ha of moderate weeds.

A swimming only area is marked and should be maintained from 5th Street to the north end of Swim Bay.

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 16	Upland: 27
Number of Docks, Community	2	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	126,385	sq. metres
Length of Unit (Approximate)	700	metres
Average Beach width	Minimal	metres
Average Beach Slope	5%	Percent
Character of Beach	Riprap, pebble	Reinforced
Development Potential	Limited	
Supported Uses	Public & Commercial	

LOCATION (WHERE)



DEVELOPMENT ISSUES

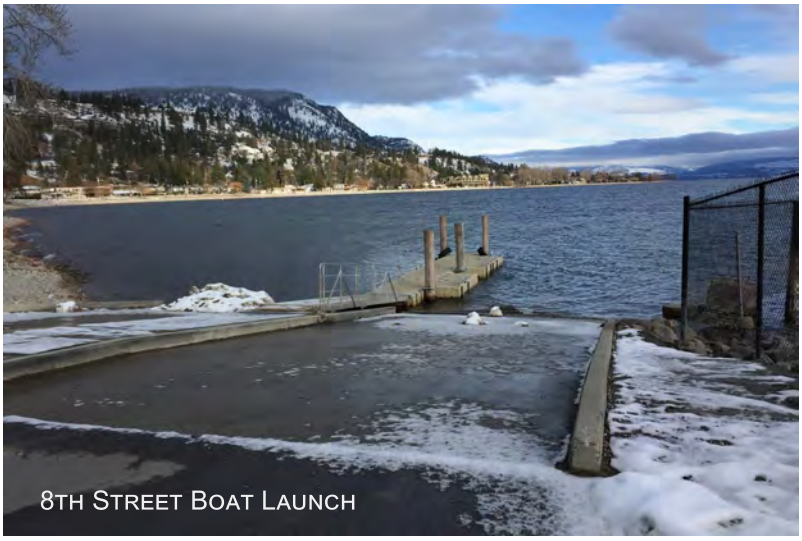
- Parking along Beach Avenue is in high demand in this area during summer months
- Foreshore management should be strategically undertaken by the District between 3rd and 5th Streets as resources are made available
- Peachland Yacht Club Marina is located in this unit
- Limited seasonal uses may be considered to compliment existing facilities
- Water depth 30 m from shore is variable from 3.4 m at the south end to 5.5 m to 7 m (at the outer edge of the swim area and marina) to 2.4 m at the north end of the unit.

SHORELINE UNIT 6—SWIM BAY

SHORELINE UNITS 6—SWIM BAY CONCESSION , LIFEGUARD STATION & AND PUBLIC WASHROOMS

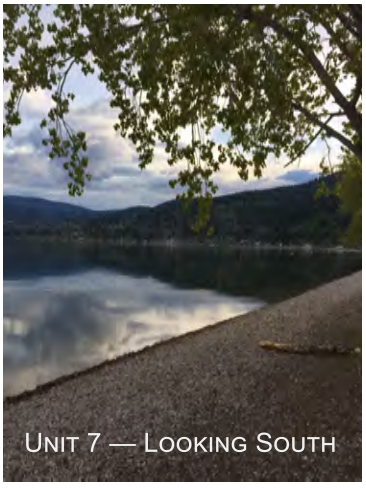
SHORELINE UNIT 6:
WHEELCHAIR RAMP

PEACHLAND YACHT CLUB



8TH STREET BOAT LAUNCH

SHORELINE UNIT 7 — SWIMMING AREA



UNIT 7 — LOOKING SOUTH

MAP UNIT	SHORELINE UNIT 7	5.6.1.7 SECTION

DESCRIPTION

Unit 7 extends from approximately 75 m south of Strachan's Corner to 75 m south of the mouth of Trepanier Creek. The area is characterized by a south facing shoreline exposed to the direct impact of dominant north-riding wave action.

An average of 5 m of pebble and cobble beach exists between the Centennial Walkway and Beach Avenue and the water to 13th Street. Beach and near shore gradients are in the range of 5% to 10%. Near 13th Street at the terminus of the Centennial Walkway a retaining wall has been erected to enclose a treed and grassed picnic site at the Gateway area of the Beach Avenue Neighbourhood. Seasonal vending sites exist at this location occupied in summer months seasonal vendors including a commercial waterpark feature under license with the District. North of this point on-street parking is restricted by a narrow road shoulder on the lake side of the road.

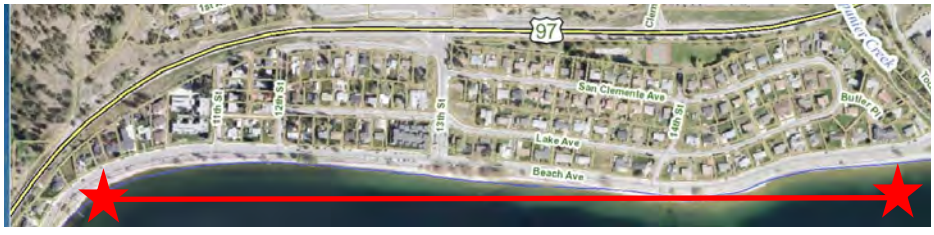
There are several locations where picnic benches, tables and garbage receptacles are provided in association with clusters of trees along this length of beach. Upland of Beach Avenue all available land is utilized for low and medium-density residential development.

The lake bottom maintains a 5% to 10% gradient, which is predominantly gravel. Water depth 30 m from shore throughout the unit averages about 3 m

In 1984, aquatic weed patches were found along over 50% of the near shore's length, made up of .51 ha of dense weeds and .24 ha of moderately dense weeds.

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 21	Upland: 93
Number of Docks, Community	2	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	252,661	sq. metres
Length of Unit (Approximate)	1,425	metres
Average Beach width	Minimal	metres
Average Beach Slope	5 to 10%	Percent
Character of Beach	Pebble	Reinforced
Development Potential	None	
Supported Uses	Public & Commercial	



LOCATION (WHERE)

DEVELOPMENT ISSUES

- Parking along Beach Avenue is in high demand in this area during summer months
- A protected swim area should be marked and maintained from the south boundary to 13th Street
- The beach from the south boundary of Unit 7 to 13th Street should be maintained as a swimming area, except 10m on either side of municipal piers; boats should be restricted from operating within 30 m of the shore
- The area north of 13th Street to the north boundary of this unit should be a multi-use area for swimming and boating
- Extension of the linear park the length of this unit is supported
- No moorage should be permitted in this unit
- Seasonal vendors are licensed to operate during summer months in this area

SHORELINE UNIT 7 —13TH STREET PICNIC DECK

SHORELINE UNIT 7 —13TH STREET PICNIC DECK

LOOKING EAST FROM 13TH STREET PICNIC DECK

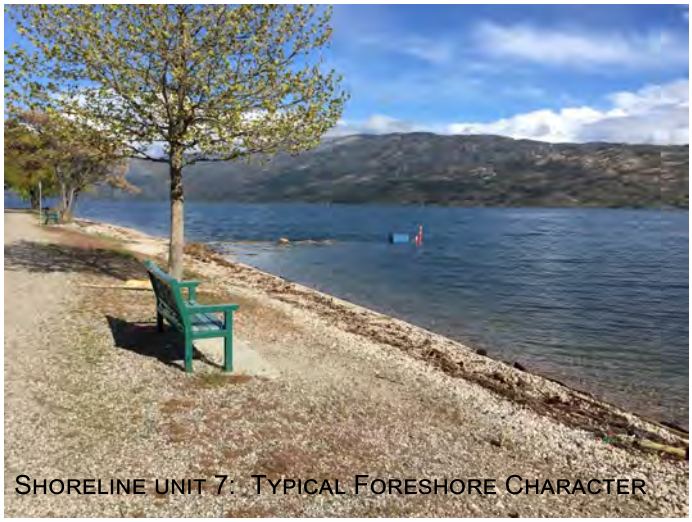
LOOKING WEST FROM 13TH STREET

LOOKING EAST FROM 13TH STREET

NEAR 13TH STREET

SHORELINE UNIT 7 — NEAR 14TH STREET

SHORELINE UNIT 7 — EAST OF 14TH STREET



SHORELINE UNIT 7: TYPICAL FORESHORE CHARACTER

SHORELINE UNIT 7

SHORELINE UNIT 8-9

SHORELINE UNIT 10

SHORELINE UNIT 8

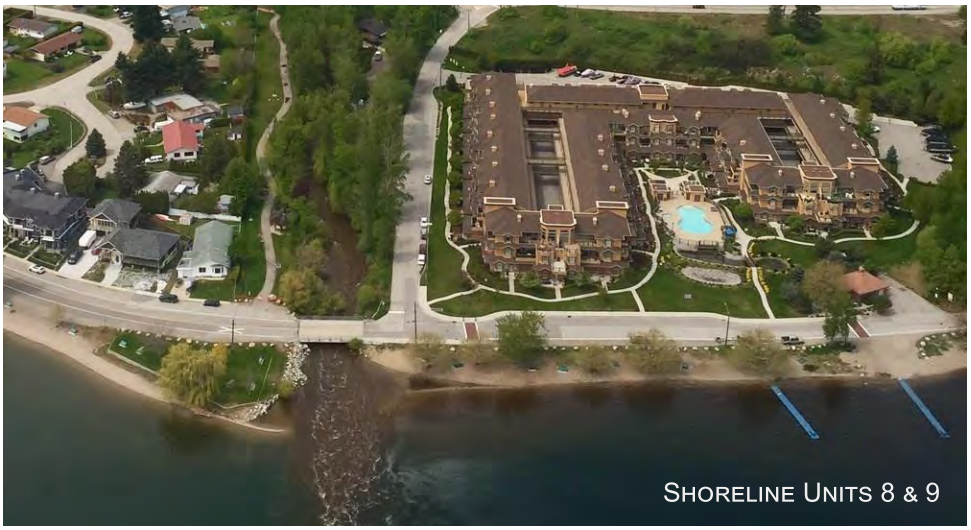
DESCRIPTION

Unit 8 designated for conservation purposes extends 75 m from either side of the mouth of Trepanier Creek (3996 Beach Avenue—Lakeshore Gardens)

The beach area is stable gravel approximately 20 m wide south of the creek mouth. North of the creek mouth, well-graded pebbles to 70 mm are dominant.

Upland of the actual beach on either side of the creek is established treed picnic sites, with the south picnic site being surrounded by a concrete retaining wall. Across Beach Avenue a linear park flanks Trepanier Creek with medium-density residential development bordering the park.

The lake bottom is gravel to pebbles and sand with about 5% slope gradient. Moving north the water depth reduces to .9 m at the creek mouth and .7 m just north of the creek mouth. Over 80 % of the length of the unit contains aquatic weeds; there are .08 ha of moderately dense weeks and .02 ha of dense weeds.

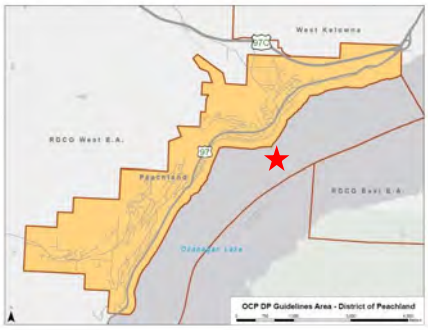


SHORELINE UNITS 8 & 9

FACTS (WHAT WE KNOW... FROM GIS DATA)

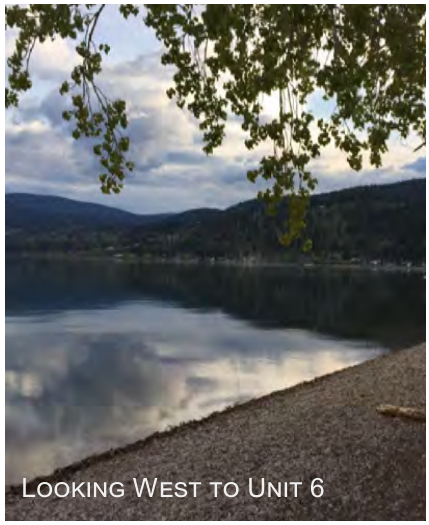
Number of Lots / Property Titles	Foreshore: 1	104 Strata
Number of Docks, Community	0	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	38,104	sq. metres
Length of Unit (Approximate)	191	metres
Average Beach width	20	metres
Average Beach Slope	5%	Percent
Character of Beach	Pebble	
Development Potential	None	
Supported Uses	None	

LOCATION (WHERE)



DEVELOPMENT ISSUES

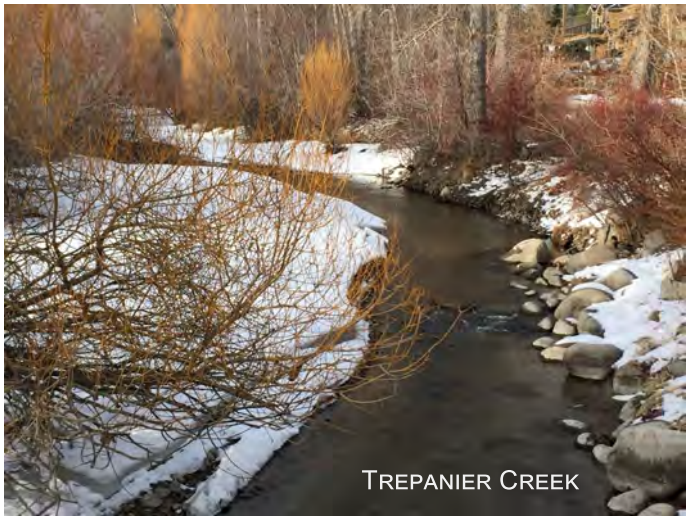
- Sensitive and valuable fish habitat is located in this area
- Changes in seasonal water flows in Trepanier Creek significantly impact this area



LOOKING WEST TO UNIT 6

SHORELINE UNIT 8 — NEAR TREPANIER CREEK

SHORELINE UNIT 8 — NEAR TREPANIER CREEK



TREPANIER CREEK

TREPANIER CREEK

SHORELINE UNIT 8—MOUTH OF TREPANIER CREEK: WINTER 2018 VS SPRING 2017 WATER LEVELS

SHORELINE UNIT 9

DESCRIPTION

Unit 9 extends from 75 m north of the mouth of the Trepanier Creek to 3902 Beach Avenue (Todd Beach). The shore of generally stable pebble and cobble beach narrows from 20 m to approximately 10 m between Beach Avenue and the water.

Beach and foreshore gradients range from 5% near Trepanier Creek to 10% offshore of Williams Street to the north.

Upland of Beach Avenue is a medium-density resort residential development and the last existing campground in Peachland. North of Williams Street is characterized by low density residential.

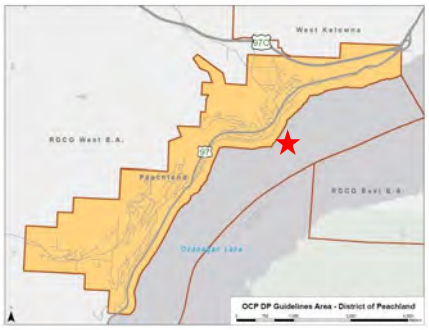
The area extending from near the campground to Williams Street should remain a safe area for swimming. South of Williams Street multiple boating uses may be permitted. The lake bottom maintains the general beach gradients and is covered in well-graded cobbles and sand. A municipal pier and boat launch are located approximately 150 m north of Trepanier Creek at the south end of this unit. There are three other municipal piers distributed throughout the balance of the unit. Water depth at the adjacent boat launch pier is 2.9 m, 30 m from shore.

In 1984, aquatic weed covered the entire length of the unit, being .6 ha of dense weeds.

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 16	Upland: 16
Number of Docks, Community	3	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	111,160	sq. metres
Length of Unit (Approximate)	555	metres
Average Beach width	5-10	metres
Average Beach Slope	5 to 10%	Percent
Character of Beach	Pebble	
Development Potential	Limited	
Supported Uses	Public & Limited Commercial	

LOCATION (WHERE)



DEVELOPMENT ISSUES

- Moorage is not supported in this unit to ensure a safe area for water skiing and boating; any existing private facilities are non-conforming and should be removed at end of life
- Extension of municipal park development in this area is supported
- On-street parking should be restricted in the pedestrian crossing areas to improve safety
- Opportunities for creating vehicle and boat trailer parking along the abandoned highway right-of-way should be investigated
- The foreshore are should be oriented to multiple uses, including boating except for two established swimming areas (North of Trepanier Creek to a point 10 m from the next municipal pier and south of Williams Street from a point 10 m from the municipal pier 75 m
- "No Use" area should be designated 15 m on either side of the Water System Emergency Intake
- Private swimming floats supported in conjunction with water front tourist commercial facilities

SHORELINE UNIT 9 — PUBLIC WASHROOMS

SHORELINE UNIT 9 — EAST OF TREPANIER CREEK

SHORELINE UNIT 9 — PIER AT GRAVEL BOAT LAUNCH

SHORELINE UNIT 9 — NEAR CAMPGROUND

SHORELINE UNIT 9: LOOKING EAST

SHORELINE UNIT 9 — EAST OF TREPANIER CREEK

SHORELINE UNIT 9—PUBLIC BEACH

BEACH AVENUE

SHORELINE UNIT 9 — TYPICAL FORESHORE

SHORELINE UNIT 10

DESCRIPTION

Unit 10 is located within an area sheltered from dominant winds and wave action, locally known as “Trepanier Bay Park”. This unit extends from 3902 Beach Avenue (Todd Beach) to 3701 Beach Avenue (Davis Cove Resort).

Approximately 550 m in length, this unit is dominated by a narrow 24 m of usable upland occupied by Beach Avenue. Adjacent upland development is sparse due to topographic limitations. A water pumphouse exists at the south end of the unit, and a few houses have very steep access from Beach Avenue. The gradient of the shore below Beach Avenue is about 7 % cross slope and the beach is gravelly to sand. There is limited land area to accommodate upland development of any nature.

The foreshore is generally stable with cobbles, pebbles and occasional sand. Low rock filters have contributed to stabilizing this unit, however, some erosion of topsoil is occurring toward the north end of the unit.

Due to the sheltered nature of the bay and reduced wave action, aquatic weed growth has flourished, particularly around the water intake and the three small Municipal piers. Nearly the entire length of the unit is infested with moderate weed growth over a .48 ha area. Water depth averages about 2.7 m, 30 m from shore.

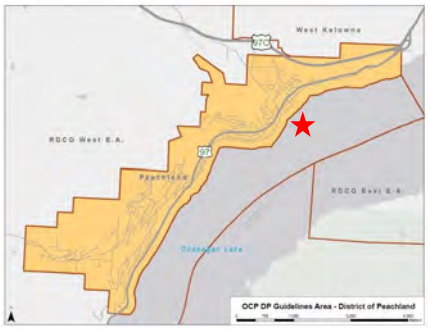
Public use of the Beach Access located at Davis Cove Resort is encouraged; maintenance and upgrades are supported including to landscaping and washrooms to promote public recreation in the area.

The entire length of this unit should be maintained as a swimming area for use by non-motorized watercraft only; boats should be restricted from operating within 30 m of the shore except for access to private mooring buoys.

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 21	Upland: 21
Number of Docks, Community	3	
Number of Docks, Private	?	
Number of Buoys	?	
Total Area (Approximately)	89,196	sq. metres
Length of Unit (Approximate)	547	metres
Average Beach width	Limited	metres
Average Beach Slope	7%	Percent
Character of Beach	Pebble	
Development Potential	Limited	
Supported Uses	Public & Private	

LOCATION (WHERE)



DEVELOPMENT ISSUES

- Existing private mooring buoys in existence prior to July 23, 2003 should be permitted to remain at a spacing of 50m apart, 30 m from shore subject to regulations established by the Lakefront Public Place Regulation Bylaw and Wharf, Dock and Buoy Policy
- No new private licenses are supported in this area
- A “No Use” zone is designated for a distance of 15m on either side of the Community Water System Emergency Water Intake (overlapping into Unit 9)

SHORELINE UNIT 11

DESCRIPTION

Unit 11 extending from 3701 Beach Avenue (Davis Cove Resort) in the south to 5122 Buchanan Road near Robinson Place in the north is characterized by private development along the shore; public road access does not exist.

There is between 10 m and 30 m of gravelly beach between the water and steeper upland areas along this 600 m long unit. The southern half of the unit is fully developed for lakeside private resort uses. Burdekin Lane provides legal public access to the lake in the north half of the unit.

The foreshore is an extension of Unit 10, with a lake bottom of cobbles, pebbles, and occasional sand and boulders. In 1984, aquatic weed growth was quite extensive covering some .3 ha with sparse growth and .06 ha with moderate growth. Water depth 30 m from shore averages just over 2 m.

Burdekin Lane provides public beach access via a steep trail and stairs maintained by the District.

Amendments to the plan to allow boat lifts in 1997 were intended to reduce the number of private buoys in the area.

Strata developments including Jackson Cove and Davis Cove may be permitted separate buoys provided all buoys are located within the site's frontage and within 30 m of the shoreline.

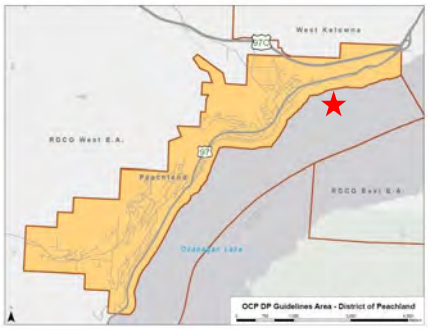
Each waterfront lot may apply to have one dock and one mooring buoy subject to the regulations established by the Lakefront Public Place Regulation Bylaw and Wharf, Dock and Buoy Policy. Docks may be equipped with one uncovered boat lift to accommodate a maximum 7.5 m length boat; no other structures will be supported in the foreshore area.

Construction of piers and breakwater structures are discourgaged, but if considered should be designed to allow flow of water and gravel accretion to minimize growth of weeds.

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 33	Upland: 33
Number of Docks, Community	0	
Number of Docks, Private	?	
Number of Buoys	?	
Total Area (Approximately)	101,165	sq. metres
Length of Unit (Approximate)	584	metres
Average Beach width	10-20	metres
Average Beach Slope	5 to 10%	Percent
Character of Beach	Pebble	
Development Potential	Limited	
Supported Uses	Private	

LOCATION (WHERE)



SHORELINE UNIT 11

SHORELINE UNIT 12

SHORELINE UNIT 12

MAP UNIT

SHORELINE UNIT 12

5.6.1.12

SECTION

DESCRIPTION

Unit 12 extends approximately 2.5 km from 5122 Buchanan Road near Robinson Place to the municipal boundary with the City of West Kelowna (south of Seclusion Bay Resort). It is characterized by a steep, rocky and generally inaccessible and unusable shoreline. The foreshore is generally made up of rock material, boulders and pebbles with deep water not far from shore.

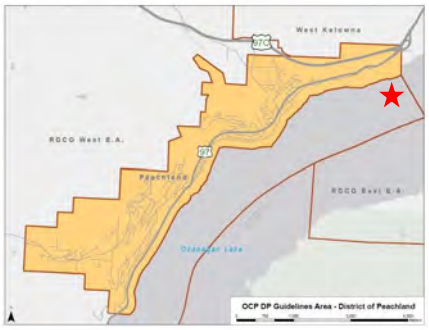
There is negligible usable foreshore and the isolated pockets of usable land lie at the upper areas of the bluffs along the lakeshore. Residential development along Robinson Place and Robinson Lane overlooks the lake. To the north, all parcels are large acreage lots of which only a few have developed home sites near the lakeshore.

Each waterfront lot may apply to have one dock and one mooring buoy subject to the regulations established by the Lakefront Public Place Regulation Bylaw and Wharf, Dock and Buoy Policy. No other structures will be supported in the foreshore area.

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 27	Upland: 27
Number of Docks, Community	0	
Number of Docks, Private	?	
Number of Buoys	?	
Total Area (Approximately)	400,976	sq. metres
Length of Unit (Approximate)	2,581	metres
Average Beach width	Minimal	metres
Average Beach Slope	Steep	
Character of Beach	Pebble	
Development Potential	Limited	
Supported Uses	Private	

LOCATION (WHERE)



DEVELOPMENT ISSUES

- Limited access restricts usage of the foreshore
- Docks may be equipped with one uncovered boat lift to accommodate a maximum 7.5 m length boat

5.6.2 ENVIRONMENTALLY SENSITIVE AREAS – AQUATIC

OBJECTIVES

.1 Environmental policies and guidelines are scientifically rigorous, clear and transparent

.2 Development complies with or exceeds Provincial *Riparian Area Regulation* (RAR) standards and DPA Guidelines

.3 Public and recreational activities of the shoreline area are managed through land use regulation pursuant to *Local Government Act* section 524

.4 Recreational activities and aesthetic benefits do not compromise ecological values

.5 All infrastructure investments consider the physical processes that affect the shoreline area of Okanagan Lake including the influence of wind, waves, run-off, lake ice and rise and fall of the reservoir (i.e. migration of materials through erosion, drift and/or accretion) producing designs that minimize the consequences and impacts of manmade structures on hydraulic processes

.6 Efficient water use supports the sustainability of the hydrologic system

.7 Fish habitat is protected by implementation of the Provincial *Riparian Areas Regulations* and monitoring by Qualified Environmental Professionals; the community has confidence in the professional-reliance model

POLICIES

.1 Regulate Okanagan Lake upland, foreshore, and lake bed uses according to identified Foreshore Management Map Units and all applicable senior government regulations

.2 Use *Local Government Act* Part 14 authorities to regulate foreshore uses, landscaping requirements, manage surface water runoff and establish maximum percentages of land area that can be covered by impervious surfaces (roofs, roads, parking lots, driveways, etc.), most particularly through Development Permit Guidelines and Zoning Bylaw provisions

.3 Designate the Riparian Assessment Area using a Riparian Area Assessment Report prepared by a suitably Qualified Environmental Professional to assess applications for Aquatic Development Permits, including delineation of the streamside protection and enhancement area (SPEA) [as defined in Provincial *Riparian Areas Protection Act and Regulation*

.4 Incorporate the recommendations of the Riparian Area Assessment Report into Technical Development Permit and secure performance bonding to ensure riparian protection objectives are met

.5 Permit development and/or land alteration upon due consideration of the intent of Federal and Provincial regulations (i.e. the *Water Act*, *Navigable Water Protection Act, Fish and Wildlife Act, Highways Act*), best practices for environmental protection, social and economic implications including but not limited to the aesthetic appearance of shorelands

.6 Encourage the maintenance of shorelines in their natural undisturbed state where possible

.7 Promote activities that support stream and lake water quality

.8 Support Provincial and regional policies and programs for aquatic weed control and manage the introduction and spread of invasive species

.9 Investigate and define a reduced RAR area where Beach Avenue and/or Highway 97 bisect the foreshore from upland development

5.6.3 ENVIRONMENTALLY SENSITIVE AREAS – TERRESTIAL

OBJECTIVES

.1 Responsible development practices protect Environmentally Sensitive Areas

.2 Environmental protection is monitored by Qualified Environmental Professionals; the community has confidence in the professional-reliance model

.3 Regional coordination of environmental objectives is achieved

POLICIES

.1 Encourage the creation of new, and protect existing, wildlife corridors
.2 Coordinate with the Regional District and regional partners to protect Environmentally Sensitive Areas
.3 Support regional wildlife corridor connectivity
.4 Continue to research species at risk and share information on these species with regional bodies

5.6.4 NATURAL HAZARDS

OBJECTIVES

.1 Protection of public safety
.2 Reduction of risk for property damage and personal injury from natural hazards
.3 Reasonable protection of development lands from hazardous conditions

POLICIES

.1 Collaborate with regional partners about hazard management
.2 Share data, information and mapping to improve hazard and resiliency planning
.3 Continue efforts to protect citizens and visitors from wildfire and other hazards present in urban/wildfire interface areas
.4 Promote the implementation of wildfire hazard assessment and mitigation measures in existing neighbourhoods
.5 Require wildfire hazard assessment and mitigation measures be integrated into all new developments
.6 Implement the Drought Management Plan

5.6.5 NATURAL HAZARDS – HILLSIDES

INTRODUCTION

Recognizing that approximately 75% of Peachland consists of sloped hillsides and that most of the flat areas have already been developed, in June 2007 Golder Associated Ltd. was contracted to provide an overview of current hydrogeological and geotechnical conditions in Peachland, including the identification and preliminary delineation of areas where natural hazards may exist and development of a management tool for identifying potential issues related to these conditions for future development. The final report was delivered in March 2009. It contained significant technical information and an innovative approach to conveying the resulting information.

The report confirmed the notion that the greater the slope of the hillside contemplated for development, the greater the number of issues and challenges to be considered. Safe development of a site involves appropriate design and engineering solutions to each of the following:

.1 Slope stability
.2 Cumulative effect of increasing development
.3 Impact of development on neighbouring properties
.4 Geotechnical hazards (i.e. rockfall and landslide hazard)
.5 Hydrogeological and groundwater related issues
.6 Potential costs and regulatory limitations on hazard mitigation
.7 Site grading and preparation which result in an unnatural looking hillside

Generally, minimization of modification of the natural terrain to protect to the greatest extent possible the existing natural vegetation, character and functioning of the hillside environment has been the goal. The Golder study recommended five categories of investigation (G1 to G5). From these recommendations and a review of recent hillside development policies and guidelines in other Central Okanagan municipalities, development permit area guidelines have been developed.

OBJECTIVES

.1 Protection of people and property from hazardous conditions in the natural environment and the creation of hazardous conditions resulting from development on hillsides

.2 Hydrogeological and geotechnical conditions are adequately addressed to protect slope stability (i.e. groundwater seepage, soil/rock characteristics, potential for triggering event occurrence)

.3 Preservation of significant natural features and landscapes, protection of the natural environment (aquatic and terrestrial) distinct to hillsides

.4 Maintenance of positive hillside aesthetics (i.e. visual impact)

POLICIES

.1 Hillside Development Permits to be required for development on lands characterized by slopes in excess of 20% or greater for a minimum horizontal distance of 10 metres

.2 With the exception of small pockets of steeper sloped land, development should be limited to slopes less than 30% natural grade

.3 Assessment of hydrogeological and geotechnical conditions should be conducted by suitably qualified professionals at the earliest development stages to promote the consideration and integration of appropriate engineering solutions into development design; assessments should be consistent with the scale of the proposed development

.4 The G-3 “Basic Level of Investigation Review Process” model should be undertaken in conjunction with the Golder and Associates Model. Baseline information is available from the District

.5 Reports from suitably qualified professionals should clearly state that the sites being proposed for development to be “safe for development”; hazard delineation should be completed so that annual probability of hazard occurrence corresponds to safe building areas being defined safe areas shown on a plan drawn to scale

.6 Establish the threshold of risk tolerance at a probability of occurrence of 1:475 or 10% probability in 50 years

.7 Hazard delineation should be completed so that annual probability of hazard occurrence corresponds to safe building areas being defined

.8 Storm water, erosion and groundwater management techniques should be utilized where necessary

.9 Geotechnical studies should appropriately address hydrogeological and geotechnical impacts including any which may impact adjacent lands

.10 Innovative and flexible development patterns are encouraged where they concentrate development in less sensitive areas of steep slopes and where natural grades permit

.11 Aside from slope stability considerations, municipal services and utilities provided to hillside developments should have the least environmental and visual impact, meet service requirements and minimize redundancy, capital costs and ongoing maintenance costs

.12 A view analysis may be required to consider the impact of proposed development both from the hillside to the lake and from the lake to the hillside

.13 Council should only issue a Development Permit where they are satisfied that existing or potential hazardous conditions have been adequately addressed

5.6.6 NATURAL HAZARDS – WILDFIRE INTERFACE

OBJECTIVES

.1 Safe urban-wildland fire interface areas

POLICIES

.1 Follow FireSmartBC Guidelines

5.6.7 CLIMATE ACTION

In 2007, the District of Peachland signed the BC Climate Action Charter which outlined its commitment to establish and maintain carbon neutrality in its operations from 2012 onwards

In 2012, with the help of BC Hydro Power Smart and the Community Energy Association, a Community Energy and Emissions Plan was completed to help the District recognize opportunities to reduce its environmental footprint and maximize cost savings for the long term benefit of the community

The Mayor's Task Force on Climate Change is appointed by Council to represent the interests of the District of Peachland and the residents of Peachland. The Task Force will:

- Assist the District of Peachland to achieve its carbon neutrality and water use reduction goals
- Provide the leadership to create and support a community commitment to address climate change challenges

OBJECTIVES

.1 Climate change considerations are promoted and actioned by new development
.2 District actions promote and implement climate actions
.3 Water and energy conservation goals are established, met and renewed to ensure continuing progress
.4 Green development practices are commonly employed in Peachland

POLICIES

.1 Support the implementation of climate action-specific improvement measures in existing and new developments
.2 Support corporate actions that promote and implement climate actions in District operations by embracing new technology as proven viable to reduce District greenhouse gas emissions by 33 per cent below 2007 levels by 2020, in line with the targets adopted by the Province of British Columbia
.3 Review opportunities to maximize cost savings in municipal operations and to contribute to the long term benefits for the community
.4 Continue to implement the recommendations of the Community Energy and Emissions Plan and update the plan from time to time as needed
.5 Report annually on progress towards meeting these targets
.6 Support and promote water and energy conservation methods and approaches
.7 Encourage and promote green development initiatives, including implementation of the Provincial Energy Step Code within the District
.8 Support and promote community involvement in sustainability and climate action initiative.
.9 Consider and assess the potential and value of green building design when it is time to build new civic buildings
.10 Encourage the development of alternative and multi-modal transportation networks
.11 Support the Regional Air Quality Management Plan
.12 Continue to implement universal water metering and monitor progress towards conservation targets

.13 Adopt existing guidelines developed for in the Okanagan related to xeriscape landscaping through Development Permit landscaping provisions

.14 Target a 30% tree canopy coverage within 15 years after planting on all development sites

.15 Encourage building-scale green building strategies to be incorporated in new construction and in existing buildings when renovated

.16 Encourage the implementation of renewable energy systems (i.e. geothermal, hydrothermal, solar energy generation and waste heat capture)

.17 Investigate partnering in a District energy system demonstration project

.18 Encourage the implementation of passive solar strategies, such a building orientation and strategic deciduous tree location to reduce energy required for heating and cooling buildings

.19 Encourage the integration of eco-roofs on new buildings to build environmental habitat, filter air pollution, infiltrate stormwater and counter the heat island effect on all projects with a > 2,000m^2 (0.5 ac) or larger lot size

.20 Support eco-roofs that require irrigation covering up to 50% of the roof area

.21 Encourage new development to utilize eco-friendly materials for construction

.22 Promote retrofitting of existing buildings to increase environmental efficiency and reduce negative impacts

.23 Consider greenhouse gas reduction strategies in all decision-making processes

.24 Promote the incorporation of renewable energy infrastructure into new developments

.25 Encourage stormwater harvesting from roof surfaces; use of on-site water management strategies for all roof surfaces, including eco-roofs and private residences; infiltrating it or storing it in cisterns for reuse in irrigation

.26 Consider the integration of rain gardens into boulevard plantings for capturing and infiltrating storm water giving preference to plants of low to medium heights to maintain visibility between the street and sidewalk

.27 Maximize the use of native and climate appropriate species to greatly reduce water requirements

.28 Group species with similar moisture requirements, use mulch and drip irrigation at night to reduce evaporation

5.7 TRANSPORTATION

INTRODUCTION

The District's road system is primarily comprised of a network of hillside roads. There are four major road corridors that service the District: Beach Avenue, Princeton Avenue, Ponderosa Drive and Trepanier Bench Road. Several other collector roads contribute to overall road network capacity.

The District completed a Road Network Plan in 2004, which outlines future network connections, improvements, roadway cross sections and key considerations for the community's transportation system. These considerations include steep topography, pedestrian connections, access to key destinations at lower elevations, access across highway 97 and alternate transportation choices. Of these considerations, topography is the most constraining as it severely limits connections between neighborhoods, feasibility of alternatives to the automobile and constructability of bike lanes and multi-use paths. Over three-quarters of Peachland (about 78%) lies on slopes greater than 10 percent and nearly half of the District (approximately 47%) is sloped greater than 30 percent.

The District completed the Princeton Traffic Study in 2009, the Princeton Road Condition Study in 2010 and the Sidewalk and Pedestrian Connectivity Plan in 2011; it provides guidance for the planning pedestrian connections intended to suit the needs of all. The plan sets out three types of connections, including connections that fit within road right of way, off-street connections and longer term conceptual connections.

Almost all Peachland residents travelling to and from work drive their own vehicle. Very few Peachland residents walk, cycle or take public transit between home and their workplace; these types of travel account for less than 7% of total trips. This is substantially lower than the provincial average of approximately 23%.

Another transportation challenge for Peachland is the effective use of Highway 97 and the potential impact of the proposed widening of Highway 97 or construction of an alternate route with the existing highway becoming the responsibility of the District. In any case, the needed safety improvements in the short-term is recognized. Plans for resurfacing and installation of a traffic light at Trepanier Bench Road should be completed in 2018. Provincial Ministry of Transportation and Infrastructure staff have advised that a decision on the long-term solution will also be forthcoming in the near future but not in time to be considered in this OCP review.

OBJECTIVES

.1 A local road network that allows safe and efficient movement of goods and people within Peachland.

.2 Safe and convenient pedestrian and bicycle access to schools, parks and between neighbourhoods

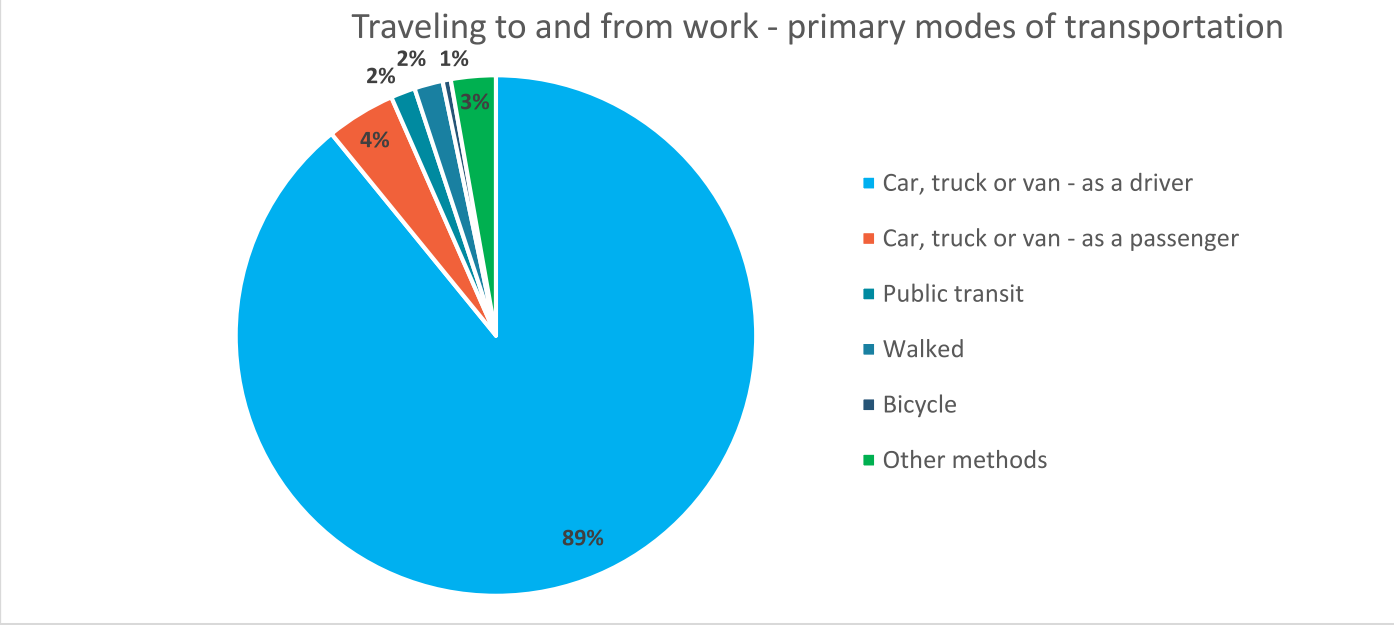
.3 Consistent evidence-based investment in transportation planning, upgrades and maintenance supports growth and development in Peachland and the region

POLICIES

.1 Contribute to coordinated regional transportation planning by aligning the District's plans with regional plans shortly after their completion

.2 Protect the rights-of-way for major roads as indicated in Schedule 4 Map 2 – Major Road Network Map

Figure 5.4: Modal share for primary travel to and from work in Peachland.



.3 Discourage the creation of residential lots fronting major roads unless primary access via a rear lane is secured by restrictive covenant on title

.4 Determine road standards based on the function of the road (i.e. roadway widths, spacing of intersections, access to adjoining land, alignments and acceptable grades)

.5 Implement directions outlined in the Sidewalk and Pedestrian Connectivity Plan to achieve more north-south connections between neighbourhoods

.6 Encourage a street network that efficiently supports the various modes of transportation between neighbourhoods and commercial areas, including cycling, pubic transit, walking, and private vehicles

.7 Implement directions contained within the Sidewalk and Pedestrian Connectivity Plan incorporating bicycle and pedestrian trail systems (including laneways) along collector roadways to achieve access to parks, schools and between neighbourhoods. The network may consist of roadways, sidewalks, laneways, parks, trails and natural areas. See Major Road Network Map

.8 Require Traffic Impact Studies for significant new development

.9 Prepare a Transportation Plan that evaluates all modes of transportation, the hierarchy of roads, traffic volumes, truck routing into the industrial area of Upper Princeton and a road building and upgrading schedule

.10 Develop an Access Management Plan in conjunction with the MOTI once the outcomes of the Peachland Transportation Study and Central Okanagan Planning Study (COPS) are known. Principles, objectives, strategies and policies from the plan should be incorporated into the OCP in due course

.11 Ensure that any potential major transportation corridors are designed to reduce negative impacts and respect the character of the area through which the corridor passes

.12 Increase access to alternative modes of transportation through neighbourhood design which also reduces travel distance and trip frequency

.13 Continue to collaborate with higher levels of government to improve inter-regional transportation

.14 Active transportation should be encouraged as a primary mode of transport by enhancing pedestrian connectivity trails as the per the Trails 2000 initiative

6.0 DEVELOPMENT PERMIT AREA GUIDELINES

INTRODUCTION

Many areas in the District are subject to hazardous development conditions including but not limited to threat of: flooding, landslide, rock fall, debris torrents and wildfire. The climate, topography, long wild-land and lake interfaces, natural drainage and multiple significant watercourses making their way from hillsides through the community to Okanagan Lake create many of these hazards. Given the long linear shape of the community and multiple experiences with wildland/development interface fires, wildfire mitigation is a huge priority in Peachland.

The District also contains many environmentally significant areas including both aquatic/riparian and terrestrial areas that provide biological diversity supporting valuable ecosystems (i.e. stream and shoreline spawning areas and wildlife corridors).

Council has identified climate-action related objectives, the revitalization of the historical downtown and form and character aspects of development in its various neighbourhoods as priorities.

The *Local Government Act* gives authority to municipalities to designate Development Permit Areas for one or more purposes. The following purposes have been selected to manage development in the District of Peachland:

(a) protection of the natural environment, its ecosystems and biological diversity

(b) protection of development from hazardous conditions

(d) revitalization of an area in which a commercial use is permitted

(e) establishment of objectives for the form and character of intensive residential development

(f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development

(h) establishment of objectives to promote energy conservation

(i) establishment of objectives to promote water conservation

(j) establishment of objectives to promote the reduction of greenhouse gas emissions

The Official Community Plan must:

(a) describe the special conditions or objectives that justify the designation, and

(b) specify guidelines respecting the manner by which the special conditions or objectives will be addressed

Therefore, it is the policy of Council to designate certain areas of the District as Development Permit Areas (DPA) according to the descriptions provided in text and the schedules (maps) attached to and forming part of the OCP and to implement special conditions in the form of development guidelines to protect and enhance the community. Where multiple objectives are identified, Council will endeavour to consider probable outcomes and balance guidelines to maximize long-term community benefit.

Development Permits have been divided into Form & Character and Technical categories to address the various OCP objectives:

- Form & Character DPAs (Comprehensive & Intensive Residential)
- Environmentally Sensitive DPAs (Technical - Aquatic & Terrestrial)
- Natural Hazard DPAs (Technical - Hillsides & Wildfire Interface)

Where land is subject to more than one DPA designation only one Form & Character and one Technical development permit application is required. However, the application should address the requirements of each applicable DPA as well as the General Guidelines that apply to all Development Permit Areas. On lots where agriculture is a permitted use, activities that are deemed "normal farm practices" pursuant to the *Farm Practices Protection Act* are exempt from the requirements for a DPA.

Before any alteration of land, subdivision or construction takes place on a property in a Development Permit Area the property owner must obtain a Development Permit (DP) that sets out site-specific development requirements. Conditions in the permit may address development methods to ensure safety, environmental protection or design issues (i.e. building and landscaping guidelines), but must be generally consistent with the policies and guidelines identified in the OCP.

For a full explanation of the how the guidelines respond to the community vision see section 1.3.

For both Form and Character and Technical Development Permits, the intention is to promote high quality public and private amenity and good design practices. The guidelines are intended to assist developers and designers when creating proposals and preparing applications as well as Council when assessing applications. Designers will need to determine the merit of the specific suggestions that will generally achieve a good design response to each individual situation. Where designers consider a guideline should not apply, they should be able to express clear reasons why this is so and put forward alternative ways of meeting the objective.

Local governments cannot withhold issuance of a development permit where the proponent has addressed the applicable guidelines. A DPA is designated to acknowledge that there is some special feature or characteristic of the lands that requires additional attention during development. A DPA is not intended to prevent development from occurring, but rather is designed to guide development so that it is mindful of the special feature(s) and that construction and/or alteration of land and buildings is undertaken with due care and consideration. A development permit may include conditions to assist in achieving the specific objectives outlined in the guidelines.

The District may require the registration of a restrictive covenant pursuant to Section 219 of the *Land Title Act* in order to secure the measures prescribed in professional reports provided in support of a development permit application.

All development applications will be considered as described in the District of Peachland Development Approval Procedures Bylaw as amended from time to time.

Table 6 below provides a summary of the Development Permit Area Guideline Objectives, the intent of the objective and a reference to the guideline subsection number.

Table 6: Summary of Development Permit Area Guidelines by Category

6.3.1 Environmentally Sensitive - Aquatic

Objective	Intent	Guidelines
Manage Shoreline Illumination	To balance the needs of transportation and recreation with protection of ecosystems that support wildlife in the water and on the lands adjacent to the shoreline along streams and Okanagan Lake as well as to mitigate navigation safety issues. Illuminated shorelines impact visibility on and near the water at night and the circadian rhythm of	.1 Guidelines & Examples

Objective	Intent	Guidelines
	aquatic plants and fish which may lead to unforeseen consequences or results.	
Protect Sensitive Aquatic Ecosystems	To protect and enhance sensitive aquatic ecosystems to help maintain biological diversity and ecological function, especially in vegetated stream corridors and wetlands.	.2 Site Design & Buffers
No Net Loss of Habitat	No net loss of habitat results from development.	.3 Site Restoration; Performance Bonding; Balancing Accretion & Erosion
Sustainable Hydrologic System	To protect and enhance water quality and fish spawning habitat within the foreshore area of Okanagan Lake, Trepanier and Peachland (Deep) Creek systems. To retain the aesthetic quality and natural character of foreshore areas for recreational and aesthetic benefits.	.4 Guidelines; Surface & Groundwater Protection & Using Rainwater

6.3.2 Environmentally Sensitive - Terrestrial

Objective	Intent	Guidelines
Protect sensitive terrestrial ecosystems	The Central Okanagan is an area of great ecological significance within both the province and Canada as a whole. Biological diversity helps maintain ecosystems for both plants and animal species. Recommendations from the 2006 Sensitive Ecosystem Inventory provide guidance for minimizing disturbance of ecosystems of significant environmental value, preserving rare and endangered species and for preserving the corridors between features (patches).	.1 Subdivision Design .2 Site Design .4 Landscaping & Structural Diversity
Support Ecosystem Connectivity	Physical and functional links between ecosystems (called connectivity) are necessary to support biodiversity. A connected network of ecosystems supports ecosystem services, provides opportunities for animal movement across the landscape and sustains natural areas close to populated areas. As shown, connectivity plans define core areas (also called ecosystem patches) connected by connectivity elements like landscape corridors,	.3 Subdivision Design; Creating Connectivity

	stepping stone corridors, linear corridors and buffer zones.	

6.4.1 Natural Hazard Areas - Hillside

Objective	Intent	Guidelines
Visual Impact Minimized	To manage the visual impact of hillside development on the community; both to and from the hillsides (i.e. as viewed from the lake or neighbouring lots).	.1 Subdivision Design .2 Site Design .3 Retaining Structures .4 Landscape Design .5 Buildings & Structures .6 Hillside Structures (Trams)
Hazard risk reduced or mitigated	To manage the physical impacts of hillside development on the community; including but not limited to the management of geotechnical (i.e. rockfall, land slippage) and contributing hydro-geological factors to reduce or mitigate hazards for people, property and the natural environment.	.7 Subdivision Design .8 Site Design; Site Grading & Retaining .9 Landscape Design .10 Buildings & Structures
Transportation Network Optimization	To create a hillside transportation network that is safe, accessible and sensitive to the terrain and to support the regulations contained in the District of Peachland Subdivision and Development Servicing Bylaw.	.11 Subdivision Design

6.4.2 Natural Hazard Areas – Wildfire Interface

Objective	Intent	Guidelines
Protect life and property from wildfire	Conditions such as but not limited to the topography, dominant vegetation, pattern of development and available fire protection services create an urban wildland interface area that is at high risk to be affected by wildfire. The intention is to minimize the risk to life and property in balance with preservation of forested and natural areas that contribute to the character of Peachland.	.1 Buildings & Structure; FireSmart Priority Zones .2 Subdivision Design; Resources .3 Site Design; Community Wildfire Protection Plan .4 Landscaping; Coniferous Tree Maintenance

6.5.1 Comprehensive

Objective	Intent	Guidelines
Respect for Local Context	To preserve and enhance the special natural, historical or aesthetic features that help define the identity and unique character of each neighbourhood; to develop a unique sense of place consistent with the future vision for each area; to manage the integration of new uses into existing neighbourhoods; and to respect the local climate and location.	.1 Buildings & Structures; Taking Advantage of Location .2 Regional Colour Palette; Building & Structure Finishing; Attention to Quality .3 Site Design & Landscaping

OBJECTIVE	INTENT	GUIDELINES
Celebrate People & Place	To promote a sense of community, diversity and connection; people and place are celebrated. The relationship between buildings, outdoor areas, streets, neighbourhoods and the community as a whole influence design that supports the needs of occupants and visitors.	.4 Buildings & Structures – Anatomy of a Building .5 Site Design & Landscaping .6 Prioritize People over Parking & Garage Doors
Livable Neighbourhoods	To create neighbourhoods where people are comfortable. Design maximizes the functionality of both indoor and outdoor space, amenity to users and quality of pedestrian experience in balance with respect for private space to create a well-organized streetscape. The physical environment supports harmonious relationships.	.7 Buildings & Structures .8 Landscaping & Targets
Harmonious Neighbourhoods	To create neighbourhoods where the physical form reduces land use conflict, prioritizes and supports harmonious relationships.	.9 Buildings & Structures .10 Site Design
Healthy Neighbourhoods	To create safe and walkable neighbourhoods, accessible by all, where people are comfortable living, working and engaging in the pursuit of healthy lifestyles. To build neighbourhoods that promote physical activity, both utilitarian (activity to get somewhere or do something) and recreational (activity during leisure time) in support of positive health outcomes in the community.	.11 Buildings & Structures; Universal Accessibility .12 Site Design – Healthy Living .13 Site Design - Lighting
Vibrant Neighbourhoods	To create vibrant, visually interesting, compact neighbourhoods and building forms that recognize and emphasize the unique characteristics of the neighbourhood; enhance a feeling of community, economic vitality, environmental awareness, permanence and social conscience. Visual quality contributes to a positive community image.	.14 Buildings & Structures – Embracing Diversity .15 Site Design & Landscaping
Optimize Amenity	To protect and enhance amenity for current and future generations of Peachland residents and visitors. To capitalize on community assets, optimize views of natural and/or manmade features, add aesthetic appeal to the streetscape and provide privacy between dwelling units.	.16 Buildings & Structures – Neighbourhood Amenity .17 Site Design & Landscaping – Reduce Conflict & Parking Areas

OBJECTIVE	INTENT	GUIDELINES
Environmentally Sustainable Neighbourhoods	To improve neighbourhood and community sustainability, to evolve to higher densities in support of infrastructure efficiency and to advance towards Official Community Plan and BC Climate Action targets.	.18 Buildings & Structures; LED Lighting .19 Site Design & Landscaping

6.5.2 INTENSIVE RESIDENTIAL

OBJECTIVE	INTENT	GUIDELINES
Sensitive Integration	To integrate a variety of housing types, including smaller, more affordable, lower maintenance residential housing forms into existing neighbourhoods and to successfully transition from low density residential to more intensive residential uses. New development should both preserve and enhance the special natural, historical or aesthetic features that help define the identity of the neighbourhood and be consistent with the future vision for the area.	.1 Buildings & Structures; Neighbourhood Character
Livable Neighbourhoods	To create comfortable, integrated indoor and outdoor living spaces respecting both the residential privacy and pedestrian experience in a well-organized streetscape.	.2 Site Design & Landscaping
Vibrant Neighbourhoods	To create vibrant, visually interesting, compact housing forms that recognize and emphasize the unique characteristics of the neighbourhood and enhance a feeling of permanence and community.	.3 Buildings & Structures
Sense of Community	To create and emphasize the connected relationship between the residences, the street and the community; to promote the observation and natural surveillance of the street for comfort and safety while ensuring that spaces are designed to provide the features and amenities suitable to the needs of residents.	.4 Buildings & Structures; Site Design & Landscaping
Celebrate People and Place	To make people and place the focus in residential neighbourhoods; to celebrate buildings and outdoor activity space; to avoid undesirable gaps along the street and to prioritize the pedestrian experience by reducing the visual prominence of off-street parking.	.5 Parking

OBJECTIVE	INTENT	GUIDELINES
Optimize Views	To capitalize on community assets, optimize views of natural and/or manmade features, add aesthetic appeal to the streetscape and provide privacy between dwelling units.	.6 Site Design & Landscaping
Safe and Accessible Neighbourhoods	To create safe and walkable neighbourhoods, accessible by all, where people are comfortable to live and engage with neighbours.	.7 Subdivision & Site Design; Accessibility
Sustainable Neighbourhoods	To improve neighbourhood and community sustainability and advance towards Official Community Plan and BC Climate Action targets.	.8 Guidelines; Xerioscaping

6.5.3 REVITALIZATION

OBJECTIVE	INTENT	GUIDELINES
Downtown Revitalization	Defined area subject to Downtown Revitalization Tax Exemption Program subject to Comprehensive DPA requirements.	As per the Comprehensive DP Area Guidelines

6.1 ALL DEVELOPMENT PERMIT AREAS

The general guidelines are consolidated in this section to reduce duplication within each of the specific Development Permit Areas. These general guidelines establish a basic framework for all development for purposes as identified within each specific Development Permit Area.

AREA

The following Development Permit Areas apply to the entirety of the District unless otherwise defined in Schedule C – Development Permit Areas Maps. Guidelines can generally be divided into four categories: Subdivision Design, Buildings & Structures, Site Design and Landscaping Design.

OBJECTIVES

.1 To meet the combined objectives of the specific Development Permit Areas, as applicable

.2 To protect the natural environment

.3 To ensure that development design enhances the overall character and aesthetics of the community

.4 To encourage site and building design that incorporates 'green' features and is energy and water efficient

.5 To minimize negative impacts of new development on adjacent uses and where possible, respect the view from neighbouring residential lots

.6 To encourage development to incorporate design features that deters crime

.7 To encourage adaptive reuse of existing structures

.8 To ensure that signage and wayfinding are considered at the early stages of development

.9 To ensure that development incorporates accessibility features

POLICIES

.1 A Development Permit must be approved before land is subdivided or development occurs, including but not limited to land clearing, preparation for the construction of services, roads, blasting or construction, addition to or alterative of a building or structure

.2 All development must comply with the conditions stipulated within the applicable Development Permit where one has been issued

.3 In accordance with the *Local Government Act* security may be required as a condition of Development Permit issuance to ensure that permit conditions are met. For example, security may be required for landscaping, erosion control works, site grading, installation of a barrier fence, habitat restoration works, or any other similar DP requirements

.4 In general, Development Permit conditions will reflect the objectives and guidelines of Best Management Practices produced by the Province of BC

.5 Coordination between multi-disciplinary report recommendations should be verified by the qualified professionals preparing technical reports (i.e. hydrogeological and wildfire mitigation)

.6 Monitoring during development should include on-site and off-site considerations and regular reporting to the District may be required

.7 To provide for the protection of and access to natural features and to promote pedestrian rather than vehicular access in as many areas as possible, where possible public trails should be continued, created and/or secured including construction to District standards

.8 Crime Prevention through Environmental Design (CPTED) principles should be considered in each of the subdivision, site, building and landscape designs. At a minimum, all projects should demonstrate how natural surveillance, territorial and access definition will be addressed

.9 Universal Design principles should be considered in each of the subdivision, site, building and landscape designs to accommodate people with different levels of mobility and sensory abilities

6.2 PERMIT EXEMPTIONS

SENSITIVE ENVIRONMENT AND HAZARD DPA EXEMPTIONS

If a development permit area has been established for the purpose of protecting the natural environment, whether riparian or terrestrial, or hazardous conditions the following permit exemptions apply. *See also DPA-specific exemptions listed below.* Generally, a Development Permit is not required for:

.1 Internal renovations, repair and maintenance to existing buildings and structures

.2 External alterations of a building provided the alterations are contained within the existing building footprint on the existing foundation

.3 A subdivision that does not result in more lots than existed prior to the approval of the subdivision

.4 Where a covenant which effectively protects the entire environmentally sensitive or natural hazard area is registered pursuant to the *Land Title Act* on the subject property, all the conditions in the covenant have been met, and the proposed development will not affect any portion of the Environmentally Sensitive Area

.5 Where a report prepared by a suitably qualified professional registered in British Columbia has been submitted and accepted by the District of Peachland that concludes that the land is not environmentally sensitive, the natural feature is no longer present due to previously approved development and cannot be restored and the proposed project will have no impact on existing groundwater or surface water conditions

.6 The proposed development will have no significant negative impacts to the environmentally sensitive or hazardous condition areas identified on the property and/or the Environmentally Sensitive Area is permanently protected (Note: A report prepared by a Qualified Environmental Professional registered in British Columbia may be required to substantiate)

.7 The proposal is for maintenance or repair of existing landscape only that does not include excavation (i.e. maintenance of existing gardens, landscaping and agriculture, such as lawn mowing, tree and shrub pruning, vegetation planting and minor soil disturbance that does not alter the general contours of the

land or cause erosion into adjacent watercourses; or new gardens that adhere to the principles of Naturescape BC and do not damage existing native vegetation)

.8 Repair and maintenance of existing roads, driveways, paths and trails, provided there is no expansion of the width or length of the road, driveway, path or trail, and no creation of additional impervious surfacing, including paving, asphalting or similar surfacing

.9 The placement of impermanent structures such as benches, tables, and ornaments;

.10 Emergency works, including tree cutting, necessary to remove an immediate danger or hazard, where rehabilitation and restoration work will occur following the emergency

.11 The activity involves removal of trees and shrubs designated:

a. As hazardous by certified forestry professional, registered in British Columbia and qualified as a Wildlife/Danger Tree Assessor
b. As host trees by the Sterile Insect Release Program; or
c. Where a report of a qualified professional has been submitted which concludes the tree(s) is (are) hazardous

.12 The development activity is on Crown land and involves timber harvesting, forest road construction, open livestock range, grazing enhancement, forest recreation or other forest management activity that its conducted under the auspices of the Province

.13 Actions and activities are necessary in order to prevent immediate threats to life or property including:

a. Emergency actions for flood protection, erosion protection, and clearing of obstructions;
b. Emergency works to prevent, repair or replace public utilities
c. Clearing of an obstruction from a bridge, culvert or drainage flow; or
d. Repairs to bridges or safety fences

.14 The activity is conducted under direction of the Provincial Emergency Program, including but not limited to prevention or control forest fire, flooding or erosion emergencies

.15 Regular and emergency District of Peachland or Regional District of Central Okanagan (CORD) maintenance of municipal infrastructure, whether conducted by District staff or authorized agents or contractors, where the works are conducted in a manner this is consistent with the objectives of the Development Permit Guidelines; or

.16 The implementation of a habitat mitigation or ecological restoration or enhancement project authorized by the senior government ministry or agency with jurisdiction (i.e. Ministry of Environment (MOE) or Department of Fisheries and Oceans (DFO)

SENSITIVE ENVIRONMENT DPA EXEMPTIONS

If a Development Permit Area has been established for the purpose of protecting the natural environment, whether riparian or terrestrial, the following permit exemptions also apply

.1 The activity proposed on the site will not impact an Environmentally Sensitive Area and the activity relates solely to normal farm practices in accordance with the *Farm Practices Protection Act* and the landowner follows other requirements or regulations listed in the *Act*

[Note: Agricultural uses on lands within the Agricultural Land Reserve (ALR) and activities associated with responsible, normal agricultural practices in accordance with the *Farm Practice in BC Reference Guide* and in accordance with the *Farm Practice Protection (Right to Farm) Act* or other applicable legislation are exempt. Interpretation or disagreements will be resolved through the provisions of the *Act*. Activities not covered by the *Act* or Guide will require a Development Permit. Individual agricultural buildings are subject to the zoning bylaw which regulates setbacks from watercourses. Non-farming activities and buildings or structures on lands that may otherwise be used, designated or zoned for agriculture are subject to the RAR and SPEA]

.2 Construction of a fence where no native trees are removed and the disturbance of native vegetation is restricted to 0.5 metres on either side of the fence

.3 Additions to existing buildings and structures that do not encroach into the present setbacks between the existing building and the defined SPEA or RAR boundaries

.4 The construction of a small accessory building such as a pump house, gazebo, garden shed or play house if all of the following apply:

a. The building is not located in a SPEA, or no disturbance zone, where these boundaries have been delineated
b. The building is located within an existing landscaped area
c. No native trees are removed
d. The total area of a small accessory building is less than $10m^2$

HILLSIDE DPA EXEMPTIONS

A development may be exempt from Hillside Development Permit requirements where the District confirms that it meets one or more of the following conditions:

.1 A lot is less than .5 hectare in area, less than 10% of the site contains slopes greater than 20% and site modifications do not adversely impact adjacent lots

.2 The proposed development does not include areas of 20% slopes or greater, as identified by a suitably qualified professional

.3 A lot has permanent protection of slopes greater than 20% and has fenced or delineated this area to the satisfaction of the District

.4 There is a renovation of a building in which that building footprint and any required off-street parking space or structure is not altered

.5 Construction entails only fences, solid screens or a single-tier retaining wall less than 1.2 metres in height (Note: where multiple tiers of retaining walls are required, a development permit will be required)

.6 A slope naturalization/landscape plan has been submitted to the satisfaction of the District prior to the submission of a building permit application for the construction of a retaining wall (s) on a single lot. The plan must be consistent with the Development Permit Guidelines

6.3 ENVIRONMENTALLY SENSITIVE AREAS

Development Permit Area	*Designated pursuant to Local Government Act Section*	*Subject to Local Government Act Section*
Aquatic	488(1)(a) and (b)	491(1) and (2)
Terrestrial	488(1)(a)	491(1)

Environmentally Sensitive Areas apply to geographical or topographical features such as bluffs, gullies and rock outcroppings, and discreet areas such as beaches, streams, glades and bogs. Identification of Environmentally Sensitive Areas (ESAs) is ongoing and new information will be incorporated into the OCP as soon as practical.

This permit type protects the natural environment from development. Permits may do one or more of the following:

.1 Specify areas of land that must remain free of development, except in accordance with any conditions contained in the permit

.2 Require specified natural features, areas, native trees and/or vegetation to be preserved, protected, restored or enhanced in accordance with the permit

.3 Require natural water courses to be dedicated

.4 Require works to be constructed to preserve, protect, restore or enhance natural water courses or other specified natural features of the environment, including but not limited to groundwater quality, watercourses, riparian areas and leave strips, natural drainage course, significant trees and vegetation and slopes subject to erosion

.5 Require protection measures, including that vegetation or trees be planted or retained in order to:

a. Preserve, protect, restore or enhance fish habitat or riparian areas;

b. Control drainage; or

c. Control erosion or protect banks

6.3.1 AQUATIC DPA

The Aquatic DPA is intended to protect and enhance water quality and fish spawning habitat; and to protect and manage the aesthetic quality and natural character of the environment

AREA

This Development Permit Area (DPA) designation more specifically applies to all areas anticipated to have either riparian or shoreline related values as defined by the map attached as Schedule 5 – Sensitive Environment – Map 1: Aquatic DPA.

Many areas in the District including streams, creeks and lakes provide habitat that supports biological diversity for fish and other aquatic wildlife, aquatic and terrestrial plants, as well as habitat for terrestrial species that use the aquatic area for various aspects of their life-cycle. Maintaining a healthy aquatic ecosystem has far reaching benefits to all life in the District.

The Aquatic DPA includes all lands within the Riparian Assessment Area (RAA). The RAA is any land that is within 30 metres of the highwater mark of any stream, natural watercourse, lake or source of water supply, whether usually containing water or not. Development activities must be consistent with site plan and conditions outlined in an approved development permit.

RAA widths are measured perpendicular from the watercourse according to the following:

a. Streams – measured from the top-of-bank, or where the top-of-bank is poorly defined, measured from the natural boundary
b. Ravines and other stream corridors with steeply pitched banks – measured from the top of ravine bank
c. Wetlands and lakes with gradually sloping shores – measured perpendicularly from the natural boundary
d. Okanagan Lake – as determined by the Province based on the 1:5-year flood level. In the absence of a 1:5-year flood level, the geodetic elevation of 343m will apply

6.3.2 TERRESTRIAL DPA

AREA

This Development Permit Area (DPA) designation more specifically applies to areas identified as having specific ecosystems habitat values (i.e. wildlife corridors) as defined by the map attached as Schedule 5 – Sensitive Environment – Map 2: Terrestrial DPA.

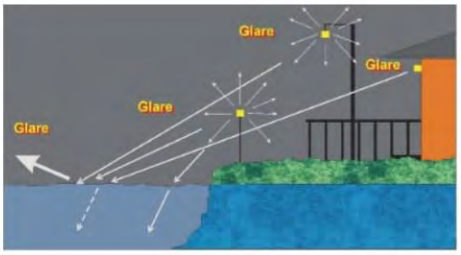
INTENT (WHY)

To balance the needs of transportation and recreation with protection of ecosystems that support wildlife in the water and on the lands adjacent to the shoreline along streams and Okanagan Lake as well as to mitigate navigation safety issues. Illuminated shorelines impact visibility on and near the water at night and the circadian rhythm of aquatic plants and fish which may lead to unforeseen consequences or results.

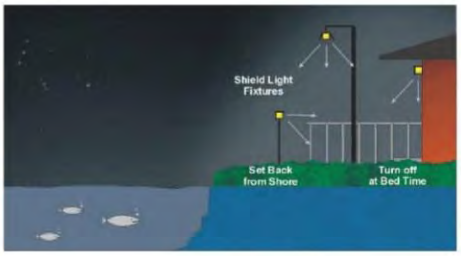
GUIDELINES (HOW)

1. Use only non-white, preferably amber, light sources to preserve dark skies and avoid attracting insects; emission of blue light should be avoided
2. Shield luminaires to limit glare, target light to the area to be lit and to improve visibility for pedestrians and boaters
3. Use outdoor lighting at night for the following purposes only:
   - ⇒ Navigation—to assist in wayfinding
   - ⇒ Aesthetics-if it is a visual cultural display
   - ⇒ Safety—to render hazards more visible
   - ⇒ Security—to assist security personnel to protect persons and property
4. Install no more lights than necessary to light the area of concern
5. Use LED lights to reduce energy consumption and reduce operating costs
6. Introduce Dark Time policies to conserve power and reduce the impact of artificial light at night on ecosystems (The RASC recommended that all light sources be turned off within 2 hours of sunset)
7. Integrate automatic timers into each light installation to detect nightfall and turn the lights off within 2 hours
8. Signs near the shoreline should not use retro reflective materials
9. Only sharp cut-off fixtures should be used to prevent light from shining above the horizon or beyond the area being illuminated
10. The illumination level produced by all light fixtures should be as low as practical
11. Structures or barriers such as trees and bushes should be used to confine illumination to the immediate area
12. Indoor lighting should be prevented from shining through exterior windows

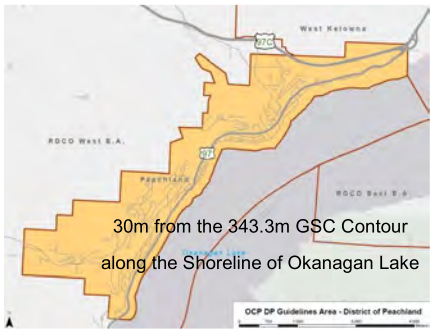
BAD SHORELINE LIGHTING



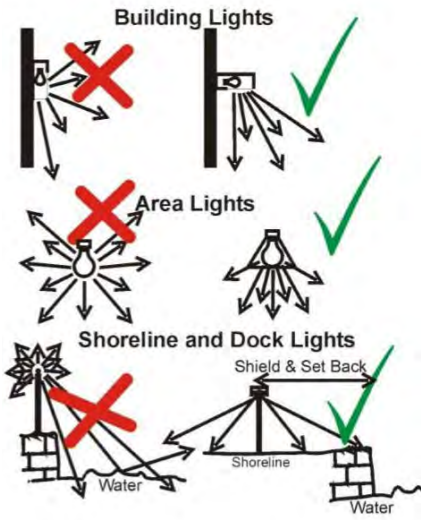
GOOD SHORELINE LIGHTING



APPLICABILITY (WHERE)



EXAMPLES



RECOMMENDATIONS

Refer to the Royal Astronomical Society of Canada Guidelines for Outdoor Lighting in Nocturnal Preserves™ (RASC-NP-GOL™) www.rasc.ca/lpa/guidelines

Use shielded bollard lighting with incandescent or LEDs where dock lighting is required.

CATEGORY	SENSITIVE ENVIRONMENT AQUATIC	OBJECTIVE	Protect Sensitive Aquatic Ecosystems	6.3.1 .2 SECTION

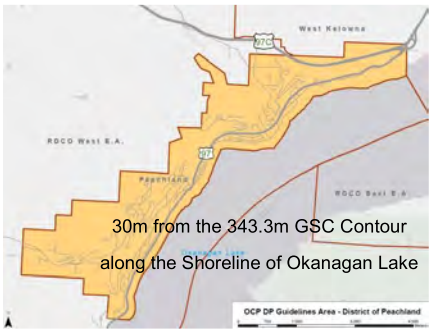
Intent (Why)

To protect and enhance sensitive aquatic ecosystems to help maintain biological diversity and ecological function, especially in vegetated stream corridors and wetlands.

Guidelines (How) - Recommendations for Site Design

1. Development should occur outside of the Riparian Assessment Area
2. Alternatively, development proponents should demonstrate how the proposed activities protect fish and wildlife species and habitats and are compatible with the ecological functioning of the riparian area
3. Any disturbance of land or lake bottom should be based on the recommendations of a suitably Qualified Environmental Professional (QEP) in accordance with provincial Riparian Area Regulations (RAR) and demonstrate how the proposed activities:
   - protect fish and wildlife species and habitats
   - Support or are compatible with the ecological functioning of the riparian area
   - retain the aesthetic quality and natural character of the foreshore area (i.e. providing recreational and aesthetic benefits.)
   - minimize the consequences and impact of manmade structures on hydraulic processes (i.e. wave action, erosion and accretion) in the foreshore area
4. Activities that involve foreshore modifications (such as dredging, hauling in sand to create a sandy beach, breakwaters, retaining walls, groins, bulkheads, etc.) are discouraged
5. Minimize soil disturbance; activities that disturb existing vegetation, trees, banks, existing breakwaters, retaining walls, groins or bulkheads are discouraged unless they will enhance fish and wildlife species and habitats
6. Implement buffers to protect ecological attributes
7. Removal of non-native invasive vegetation and noxious weeds and the planting of native vegetation based on best practices and/or site-specific recommendations of a QEP including considerations of disposal, safety, replanting, erosion and sediment control and on-site monitoring as work proceeds is encouraged
8. Clustering of density as a means for preserving sensitive ecosystems; locate buildings and structures on portions of the site that are not environmentally sensitive to development is encouraged

Applicability (Where)



Examples—Buffers

- Streamside Protection and Enhancement Area (SPEA) protection measures should be implemented as a condition of a DP; may include the registration of a restrictive covenant or conservation covenant over the SPEA on private land confirming long-term availability as a riparian buffer to remain free of development
- Establish buffers on public land where possible
- Fencing should be installed along buffers where possible
- Minimum buffers for sensitive aquatic ecosystems should where possible maintain entire intact ecosystems

Support environmental education and interpretative opportunities that respect ecological integrity

CATEGORY	SENSITIVE ENVIRONMENT AQUATIC	OBJECTIVE	No Net Loss of Habitat	6.3.1 .3 SECTION

Guidelines (How) - Recommendations for Site Restoration

1. Where adverse environmental impacts cannot be abated using appropriate precautionary measures as part of site and building design, construction and long-term maintenance, habitat should be replaced at a ratio of 1:1 (i.e. “no net loss”)
2. Offsite environmental improvements may considered where on-site opportunities are limited; the intention is to achieve no net loss of critical habitat
3. Areas that have been rehabilitated or restored should be maintained on an on-going basis
4. Fish habitat enhancement activities within the Riparian Assessment Area are encouraged
5. As far as is practical, there should be no net loss of natural areas as development occurs; buildings and structures are encouraged to be located on portions of the site that are not environmentally sensitive to development
6. Wherever possible, landscape plans should enhance, expand or create wildlife habitat such as ponds, wetlands, native aquatic and terrestrial plants
7. Encourage the restoration of disturbed areas as soon as practical (with consideration given to hydrologic and climatic variables) to minimize erosion, ensure sediment control and prevent the spread of weeds
8. In cases where public or private use has been secured but may compromise the ecological integrity of the site, ecosystem protection takes precedence over public or private use

Performance Bonding...

Should be taken to secure rehabilitation and restoration works; the value of financial security should be based on the estimated cost of the work to be completed and any potential damage that may occur as a consequence of construction of a contravention of DP conditions.

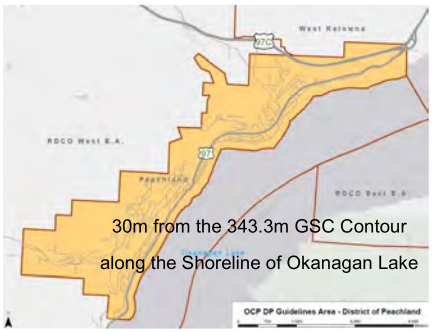
Balancing Accretion and Erosion

Stabilization - a balance between accretion and erosion—should be the target to minimize the need for intervention and associated costs to correct.

Examples:

The introduction of man-made features, such as the large earth and rock groin south of Pentowna Marina, that serves as a breakwater, interrupts the natural northerly migration of material along the foreshore causing accumulation along the southern edges. Similarly, the breakwater to the south of the public marina traps material, which has eroded from the beach between 3rd and 6th Streets. The annual accumulation of material in the wheelchair ramp at Swim Bay create ongoing management costs for the District.

Applicability (Where)



Best Practices

- The Riparian Assessment Area is defined as the area within 30 m of the highwater mark of a watercourse or Okanagan Lake.
- The Streamside Protection and Enhancement Area (SPEA) is determined on assessment by a Qualified Environmental Professional (QEP).
- All Development Permit applications will be referred to applicable Provincial & Federal Government agencies for consideration.
- All development proposed within the Riparian Area will require prior approval by the applicable Provincial & Federal Government agencies (i.e. Pursuant to the *Water Act* and/or the *Riparian Area Regulations*)
- Tree topping, limbing and removal within the RAR should be conducted under the supervision of a suitably qualified professional
- Monitoring for ongoing satisfaction of DP conditions by a QEP

CATEGORY		OBJECTIVE		
	SENSITIVE ENVIRONMENT AQUATIC		Sustainable Hydrologic System	6.3.1 .4 SECTION

INTENT (WHY)

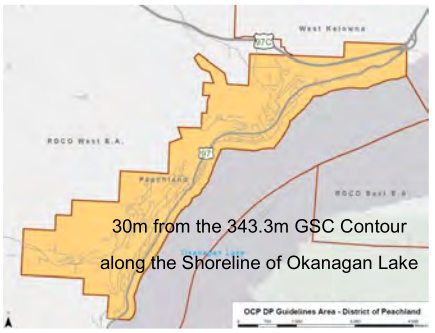
To protect and enhance water quality and fish spawning habitat within the foreshore area of Okanagan Lake, Trepanier and Peachland (Deep) Creek systems.

To retain the aesthetic quality and natural character of foreshore areas for recreational and aesthetic benefits.

GUIDELINES (HOW)

1. Minimize the risk of potential contamination from land use and/or development activities by following best practices and/or site-specific recommendations of a suitably Qualified Environmental Professional (QEP).
2. Support maintenance of normal riparian processes such as flooding, seasonal drawdown and groundwater recharge
3. Minimize impervious surfaces; use permeable materials and technicques to improve absorption (i.e. gravel, pavers, grasscrete, grass fields for overflow parking).
4. Avoid unnatural obstructions and impediments to the flow of a watercourse, ditch, rain or sewer.
5. Implement storm water management methods that remove sediments and contaminants from overland flow, stabilize soil, help maintain a consistent water temperature and groundwater recharge/discharge.
6. Encourage private wells to be closed when a lot is connected to a community water system.
7. Discourage land disturbance that would have a negative impact on groundwater recharge.
8. Encourage the design and installation of earth energy systems (geothermal) that conform to best management practices including those set by the Canadian Standards Association (CSA).
9. Designers, installers and drillers of earth energy systems should be accredited by and installations should be certified by, the Canadian Geoexchange Coalition (CGC).
10. A hydrogeological assessment, conducted by a qualified hydrogeological professional registered in BC may be required prior to the installation of earth energy systems and should conclude that the system will result in no significant impacts to existing ground and surface water conditions (i.e. terperature and quality).
11. Give preference to district energy systems over establishing a series of individual wells for geothermal purposes to minimize the frequency of landscape and acquifer disturbance.

APPLICABILITY (WHERE)



SURFACE & GROUNDWATER PROTECTION RECOMMENDATIONS

- Manage and minimize opportunities for livestock crossings and access to water
- Strongly discourage the use of chemical fertilizers, pesticides and herbicides to protect highly vulnerable aquifers
- Avoid locating infrastructure corridors parallel to or across riprarian areas; any crossings should be narrow and perpendicular to the riparian area; avoid maintenance by heavy equipment

USING RAINWATER

- Promote the collection, storage and use of rainwater
- Encourage installation of green roofs, underground rain water storage systems and rain barrels
- Use constructed wetlands and detention ponds to improve the quality of rainwater through bio-filtration

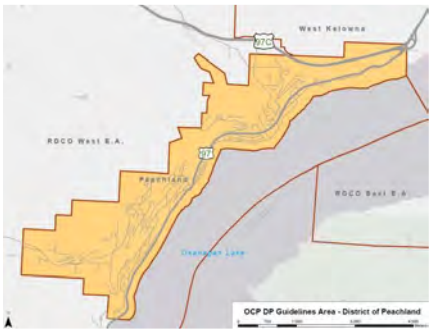
SUPPORT ENVIRONMENTAL EDUCATION AND INTERPRETATIVE OPPORTUNITIES THAT PROMOTE EFFICIENT WATER USE

CATEGORY	SENSITIVE ENVIRONMENT TERRESTRIAL	OBJECTIVE	Protect sensitive terrestrial ecosystems	6.3.2 .1 SECTION

INTENT (WHY)

The Central Okanagan is an area of great ecological significance within both the province and Canada as a whole. Biological diversity helps maintain ecosystems for both plants and animal species. Recommendations from the 2006 Sensitive Ecosystem Inventory provide guidance for minimizing disturbance of ecosystems of significant environmental value, preserving rare and endangered species and for preserving the corridors between features (patches).

APPLICABILITY (WHERE)



GUIDELINES (HOW) - RECOMMENDATIONS FOR SUBDIVISION DESIGN

1. Prior to any site disturbance for subdivision or development, undertake an Environmental Assessment to identify sensitive ecosystems on site using all available resources, including but not limited to the Sensitive Ecosystem Inventory and GIS mapping.
2. The Environmental Assessment should be accompanied by a Monitoring Plan; both prepared by a suitably Qualified Environmental Professional with specific expertise in Okanagan Valley wildlife species, wildlife habitat and ecosystems assess the existing wildlife value of the site, especially for species at risk.
3. Developments and subdivisions should be designed to avoid endangered, threatened, or vulnerable species and plant communities, including critical habitat.
4. Land disturbance and construction should be minimized within sensitive terrestrial ecosystems and a protective buffer/leave strip area.
5. Infrastructure corridors should be designed to be as narrow as possible, creating the minimum disturbance and configured to accommodate wildlife crossings.

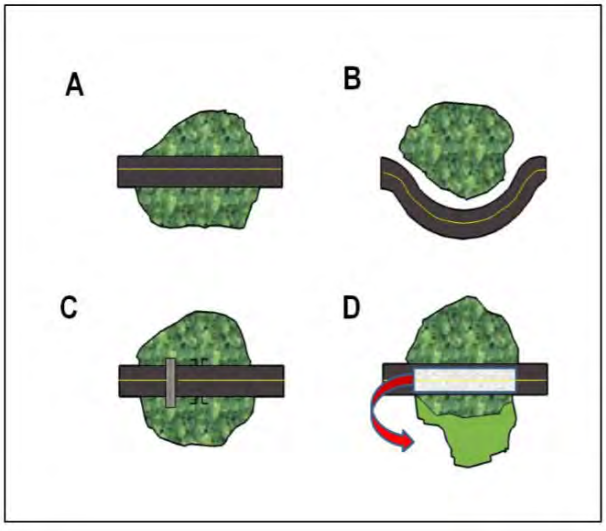


Figure 3: Options to reduce road impact

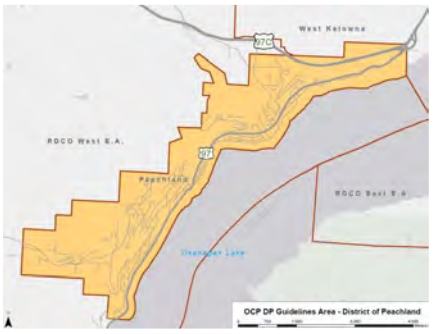
Fragmentation of a green patch (A) can be avoided or mitigated by moving the road (B), constructing crossing structures that connect the two patches (C), or creating adjacent similar habitat nearby to replace what was lost to road impacts (D).[18]

Adapted by Susan Latimer from Clevenger et al, page 22

Guidelines (How) - Recommendations for Site Design

1. Site design and development should be consistent with an Environmental Report prepared by a suitably qualified professional with due consideration to relevant provincial legislation, such as the *Migratory Bird Convention Act*, *BC Wildlife Act* and *Species at Risk Act*.
2. Land disturbance and construction should avoid sensitive terrestrial ecosystems and a protective buffer/leave strip area. Stands of trees and individual trees of environmental value should be protected during and after construction (i.e. fencing of root zones).
3. Access to or over Environmentally Sensitive Areas should be restricted to protect ecosystem values.
4. Where possible, site development should help restore the natural cycle of low intensity fire once common to the Okanagan; recommendation should be coordinated with a suitably a Qualified Environmental Professional (QEP) with experience in mitigating wildfire risk.
5. Improve the viability of threatened and endangered species through the protection and enhancement of habitat, the rehabilitation of habitat, the development of contingency plans for major disruptions and transplanting wild or captive bred individuals.
6. "Eco-gifting" of ecologically sensitive, privately-held land, through a conservation easement, covenant, servitude or other mechanism as a means of protecting biodiversity is encouraged.

Applicability (Where)



Recommendations

- Maintain intact ecosystems—An intact ecosystem is considered to be a community or ecosystem that is maintaining proper function and has not lost significant species (for communities) or significant communities (for ecosystems)
- Protect nesting, denning and breeding sites
- Avoid disturbance of rock outcrops, cliffs and talus slopes
- Retain wildlife trees (including fallen trees and snags, trees with cavities), leaf litter, fallen debris and natural grasslands in a manner that balances FireSmart principles with ecosystem sensitivity

CATEGORY	SENSITIVE ENVIRONMENT TERRESTRIAL	OBJECTIVE	Support Ecosystem Connectivity	6.3.2 .3 SECTION

INTENT (WHY)

Physical and functional links between ecosystems (called connectivity) are necessary to support biodiversity. A connected network of ecosystems supports ecosystem services, provides opportunities for animal movement across the landscape and sustains natural areas close to populated areas. As shown, connectivity plans define core areas (also called ecosystem patches) connected by connectivity elements like landscape corridors, stepping stone corridors, linear corridors and buffer zones.

GUIDELINES (HOW) - RECOMMENDATIONS FOR SUBDIVISION DESIGN

1. Avoid the creation of isolated islands of ecosystems; create corridors of sufficient width, especially in valley bottoms at low elevations, where development tends to limit options for connectivity and species diversity is high.
2. Respect existing corridors between sensitive terrestrial ecosystems that support interconnectedness especially for critical wildlife travel routes; conserve corridors containing native ecosystems and species as well as structural diversity.
3. Where disturbance cannot be mitigated, compensation for on-site loss, may be acceptable with the intention of no net loss of critical habitat overall within the subdivision.
4. Where disturbance for road or other infrastructure construction or repair in an Environmentally Sensitive Area (ESA) is unavoidable soil conservation measures such as silt fencing, matting and trapping should be provided.

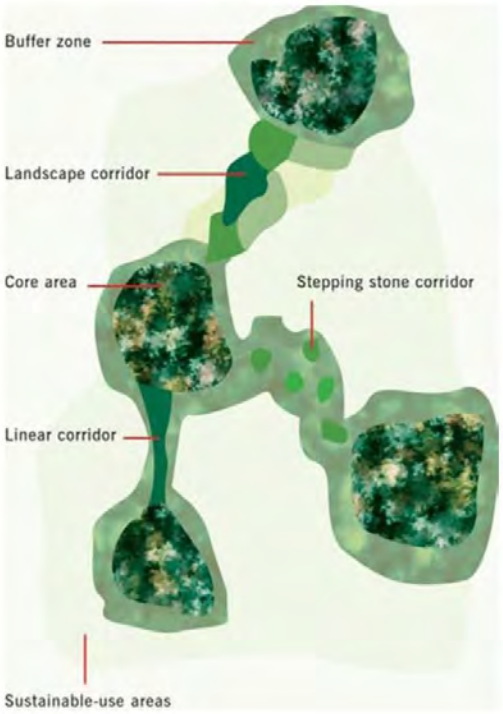


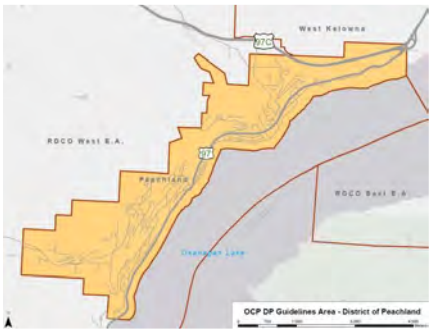
Diagram adapted by Latimer and Peatt from IUCNCountdown2010.International Union for Conservation of Nature website. Used with permission. http://countdwon2010.net/archivee/paneuropean.html

RESOURCES

Designing and Implementing Ecosystem Connectivity in the Okanagan prepared for the Okanagan Collaborative Conservation Program by Susan Latimer & Alison Peatt, 2014

Available at: http://a100.gov.bc.ca/appsdata/acat/documents/r42389/Part3DesigningandImplementingEcosystemConnectivit_1405351562655_5351338661.pdf)

APPLICABILITY (WHERE)



CREATING CONNECTIVITY

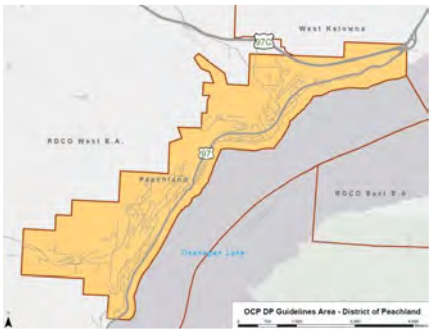
- Consider the needs of target species, protecting sensitive soils, supporting ecological processes like pollination and seed dispersal. Corridors should be at least twice the width of a species home range (the area the species lives and in and requires for survival).
- Consider the capacity of species to move through corridors, conserve corridors in both riparian and upland habitat to provide for the largest variety of species.
- Select corridors that facilitate movement between elevations and latitudes and that serve multiple functions, (recreation, water quality, supply management, temperature moderation, carbon storage, erosion reduction etc.
- Plan connectivity strategies with an awareness of major landscape barriers and pinch points where limited opportunities for connectivity remain. Restore connectivity across road barriers with underpasses or wildlife-friendly bridges.

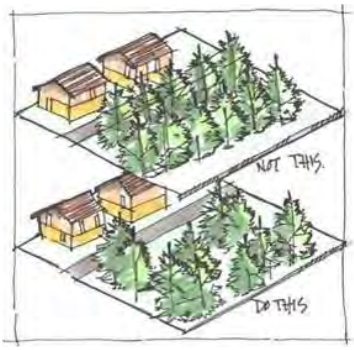
CATEGORY	SENSITIVE ENVIRONMENT TERRESTRIAL	OBJECTIVE	Protect sensitive terrestrial ecosystems	6.3.2 .4 SECTION

GUIDELINES (HOW) - RECOMMENDATIONS FOR LANDSCAPING

1. Where possible, development should be designed to conserve snags, standing dead trees and potential wildlife recruitment trees. Buildings, structures and internal roads should be located away from large old trees and snags. Where tree removal can be demonstrated to be unavoidable, mitigation may be required through the use of artificial snags or other acceptable methods.
2. Fuel reduction for wildfire management should mimic the effect of historic natural fire cycles.
3. A Landscape Plan should include a plan to revegetate disturbed areas as soon as practical upon completion of works to limit the intrusion of invasive weeds.
4. Environmental assessments should include identification and recommendation for measures to protect active bird nests including minimum buffers areas in accordance with the Provincial Environmental Best Management for Urban and Rural Land Development through an Environmental Management and Monitoring Plan (i.e. timing of site work and rehabilitation avoids windows of critical wildlife activities).
5. Landscape security in accordance with Subdivision and Development Servicing Bylaw requirements should be taken to ensure implementation of Monitoring and Restoration Plans.

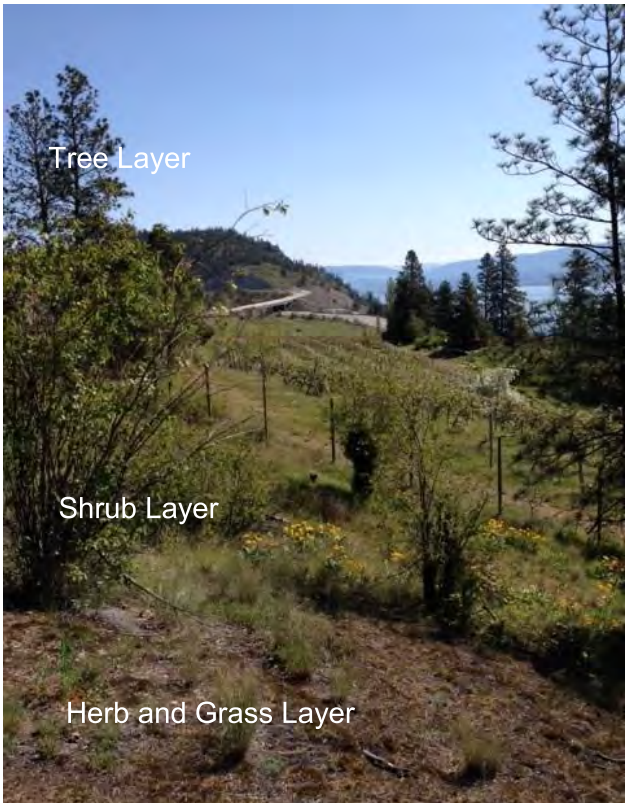
APPLICABILITY (WHERE)





RECOMMENDATIONS FOR STRUCTURAL DIVERSITY

- Maintain intact ecosystems where possible; restore ecosystem to a natural state where necessary, including creating structural diversity
- On forested slopes, retain trees and tree stands that represent a range of ages to provide for natural succession and the long-term sustainability of the forest ecosystem
- Plant trees, shrubs and grasses in masses and patterns characteristic of natural settings and with the intent of creating biodiversity
- Replace trees and vegetation in a manner that replicates the characteristics and performance of the natural setting, including the provision of a sufficient density of trees, sufficient ground cover, and intensity of vegetation. Trees should be planted in organic clusters rather than in lines or formal arrangements (see diagram above)
- Plant native species of trees, shrubs and ground cover and discourage the use of vegetation that is not indigenous to the Okanagan Valley
- Locate artificial snags to improve habitat



6.4 NATURAL HAZARD AREAS

Development Permit Area	*Designated pursuant to Local Government Act Section*	*Subject to Local Government Act Section*
Floodplain	488(1)(a) and (b)	491(1) and (2)
Hillside	488(1)(a), (b), (e) and (f)	491(1), (2), (7) and (8)
Wildfire Interface	488(1)(a) and (b)	491(1) and (2)

Hazardous Condition Development Permit Areas are intended to protect development from hazards in the natural environment. Conditions and requirements under this designation may vary the use or density of land only as they relate to health, safety or protection of property from damage. A Development Permit issued pursuant to this designation may do one or more of the following:

.1 Specify areas of land that may be subject to flooding, mud flows, torrent of debris, erosion, land slip, rock falls, subsidence, tsunami, avalanche or wildfire, or to another hazard specified in the OCP based on a reasonable factual basis for the concern, as areas that must remain free of development, except in accordance with any conditions contained in the permit

.2 Require, in an area that the permit designates as containing unstable soil or water which is subject to degradation, that no septic tank, drainage and deposit fields or irrigation or water systems be constructed;

.3 In relation to wildfire hazard:

a. include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structure; and

b. establish restrictions on the type and placement of trees and other vegetation in proximity to the development.

6.4.1 HILLSIDE DPA

AREA

This Development Permit Area (DPA) designation more specifically applies to all steep slopes with a slope angle of 20% or greater for a minimum horizontal distance of 10 metres, as generally identified in GIS mapping an approximate representation is attached in Schedule 6 – Map 1: Hillside DPA. Note: Non-disturbance areas of a DPA may need to be determined on a site-specific basis prior to development. DPA objectives, policies and guidelines apply where site development proposed manufactured slopes with a slope of 20% of greater for a minimum horizontal distance of 10 metres and/or that may result in the creation of hazardous conditions to people or property. A Development Permit is also required under this area for multiple tier retaining walls and any retaining wall over 1.2 metres in height

6.4.2 WILDFIRE INTERFACE DPA

AREA

This Development Permit Area (DPA) designation more specifically applies to all urban-wildland fire interface areas as defined by the map attached as Schedule 6 – Map 2: Wildfire Interface DPA.

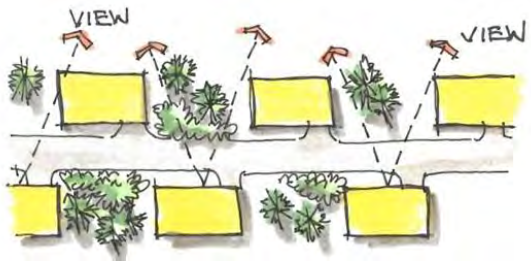
CATEGORY		OBJECTIVE		
	NATURAL HAZARDS HILLSIDE		Visual Impact Minimized	6.4.1 .1 SECTION

INTENT (WHY)

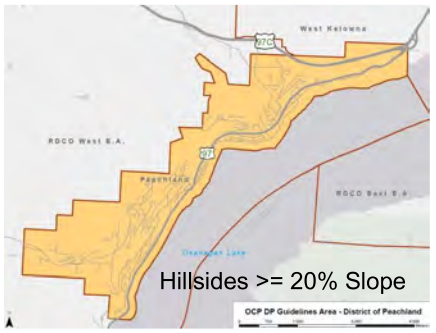
To manage the visual impact of hillside development on the community; both to and from the hillsides (i.e. as viewed from the lake or neighbouring lots).

GUIDELINES (HOW) - RECOMMENDATIONS FOR SUBDIVISION DESIGN

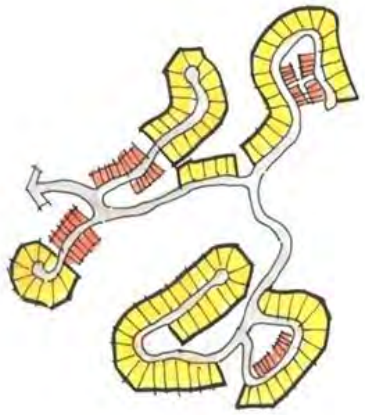
1. Protect in perpetuity natural features including rock outcroppings, ridgelines gulleys, ravines, escarpments, columns, cliff faces and talus slopes through registration of a covenant, park dedication or other means as approved by the District
2. Preserve the natural quality of ridgelines by avoiding significant changes to natural elevations along the length of the ridgeline
3. Step development down the hillside to maximize view potential for all lots
4. Retain as much vegetation as possible; building sites should be designed to preserve stands of healthy trees and native vegetation
5. A Development Concept Proposal should:
   - ⇒ Identify and preserve stands of trees and native vegetation; clearly identify clearing limits
   - ⇒ Identify where new trees and vegetation will be planted
6. Avoid creating major cuts and fills; use grading to fit the development to the land, as opposed to making the land fit the development (i.e. manufactured slopes should not appear engineered but should blend with the existing slope conditions
7. Incorporate the original natural topography wherever possible; transitions from natural to manufactured slopes should mimick pre-development site contours
8. Implement a comprehensive site grading plan (including installation of any required retaining walls) at the time of subdivision
9. Undertake site-specific consideration of rock cuts and/or retaining wall suitability
10. Configure development such that disruptions to the natural terrain are minimized and unique features are preserved; use variations in lots sizes and layout to cluster lots and/or building sites to minimize site disturbance and protect open space in steeper areas
11. Design lots to allow greater flexibility locating a building and reduce the visual massing effect, requests for setback variances, better support a level entry and presence of the building site on the street
12. Stagger lots to offset building sites to create view corridors



APPLICABILITY (WHERE)

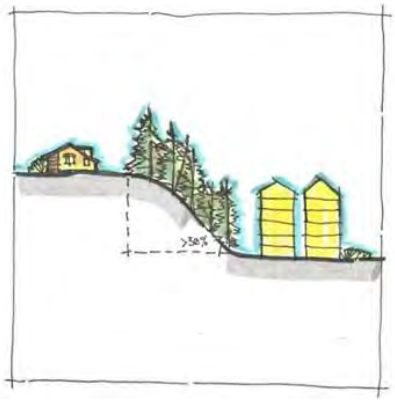


RESPONSIVE SUBDIVISION LAYOUT



RECOMMENDATIONS

Direct higher density development (e.g. small lot single-detached residential, townhouses) towards areas with less steep slopes that are most easily developable or where slopes minimize the impact of building heights.



CATEGORY		OBJECTIVE		
	NATURAL HAZARDS HILLSIDE		Visual Impact Minimized	6.4.1.2 SECTION

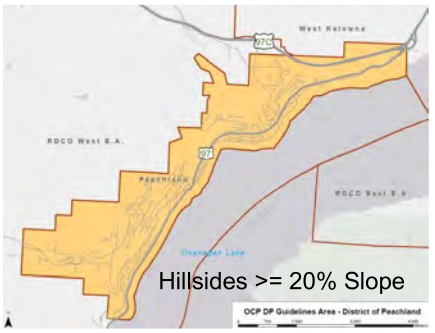
INTENT (WHY)

To manage the visual impact of hillside development on the community; both to and from the hillsides (i.e. as viewed from the lake or neighbouring lots).

GUIDELINES (HOW) - RECOMMENDATIONS FOR SITE DESIGN

1. Set structures back from the top of the ridgeline (i.e. 10m to crest of slope provides a visual buffer when vegetated).
2. Use buildings to screen larger manufactured fill slopes to reduce the appearance of grading from the street and adjacent areas, especially where wire mesh, shot-concrete or other forms of mechanical stabilization are recommended by a suitably qualified professional and accepted by the District.
3. Any required site grading and retaining should be designed to minimize changes in height between the development site and adjacent lots; retaining on adjacent lots should be coordinated for a finished appearance.
4. Utilize retaining features that mimick natural rock to reduce on-site grading requirements to compliment the hillside character; retaining materials should evoke a sense of permancence and reflect context-sensitive materials, colours and textures
5. Configure retaining walls to be curvilinear and follow the natural contours of the land
6. Utilize terracing of retaining walls to break up apparent mass and provide space for landscape plantings between walls; use systems of smaller, terraced retaining walls where significant retaining is necessary, rather than providing a single, large, massive wall.
7. The height and depth of terraced walls shall be consistent with the natural terrain and the general pre-development slope conditions above and below the walls; where retaining wall heights in excess of 1.5m are required there must be a demonstrated need (i.e. to accommodate road geometry).

APPLICABILITY (WHERE)



RECOMMENDATIONS

Example of appropriate uses for retaining walls that are low in profile, use natural materials and are broken up into sections to reflect the natural terrain.

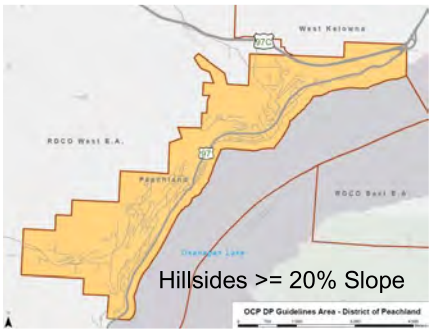
Development at the ridgeline (to the upper left) is highly visible whereas development that is set back from the ridgeline (to the upper right) blends with the hillside and preserves the character of the ridgeline.

CATEGORY	NATURAL HAZARDS HILLSIDE	OBJECTIVE	Visual Impact Minimized	6.4.1 .3 SECTION

INTENT (WHY)

To manage the visual impact of hillside development on the community; both to and from the hillsides (i.e. as viewed from the lake or neighbouring lots)

APPLICABILITY (WHERE)



GUIDELINES (HOW) - RECOMMENDATIONS FOR RETAINING STRUCTURES

1. Engineered retaining walls may be suitable where they are well integrated and serve to minimize site disturbance; however, they are not encouraged for the purpose of accommodating swimming pools, parking or the creation of other flat yard space on sloping lots.
2. Retaining structures should be subtle and well-integrated into the existing terrain, respect the natural character of the site and be of colours, textures and materials that complement the natural landscape.
3. Railway ties and pressure treated wood are not considered acceptable materials for building retaining structures.
4. Retaining wall height should respect the natural character of the site and not become visual dominant or fortress-like
5. Retaining walls in excess of 1.5 metres, to a maximum of 3.0 metres, may be accepted where the length of the wall is not excessive for the circumstances
6. Where a retaining wall is part of the structural integrity of a building, it should be finished in a visually sensitive way
7. Retaining structures should integrate well with the onsite architectural character as well as the natural environment

EXAMPLE OF AN UNACCEPTABLE RETAINING SOLUTIONS

Example of where new landscaping and a manufactured slope (at left) blends well with existing slope conditions.

RECOMMENDATION

CATEGORY		OBJECTIVE		
	NATURAL HAZARDS HILLSIDE		Visual Impact Minimized	6.4.1 .4 SECTION

INTENT (WHY)

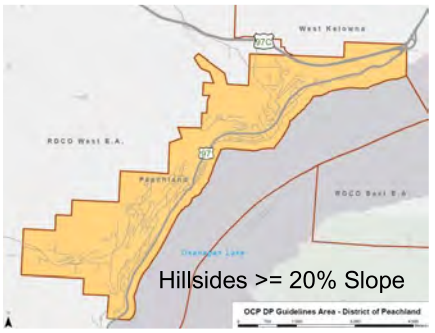
To manage the visual impact of hillside development on the community; both to and from the hillsides (i.e. as viewed from the lake or neighbouring lots).

GUIDELINES (HOW) - RECOMMENDATIONS FOR LANDSCAPE DESIGN

1. Preserve or replace natural trees and vegetation to screen development; especially retaining structures
2. Re-vegetate manufactured slopes to reflect natural conditions as soon as practical
3. Replace trees and vegetation in a manner that replicates the characteristics and performance of the natural setting, including the provision of a sufficient density of trees, sufficient ground cover, and intensity of vegetation. Trees should be planted in organic clusters rather than in lines or formal arrangements.
4. A Development Concept Proposal should:
   - ⇒ Identify and preserve stands of trees and native vegetation; clearly identify clearing limits
   - ⇒ Identify where new trees and vegetation will be planted
   - ⇒ Describe a schedule for Landscape Plan implementation

EXAMPLE OF COMBINED HILLSIDE DESIGN SOLUTIONS TO MINIMIZE VISUAL IMPACT

APPLICABILITY (WHERE)



EXAMPLES

Well landscaped tiered retaining of natural materials

RECOMMENDATIONS

- Re-vegetation should consider viewscapes from the hillside
- Do not plant trees that will encroach on the viewscapes of others. Take into account the location, height and foliage density at maturity of tree species being planted

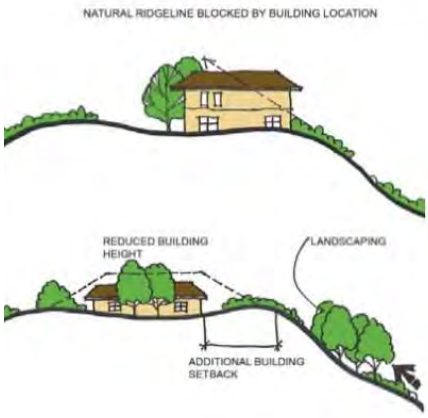
CATEGORY		OBJECTIVE		
	NATURAL HAZARDS HILLSIDE		Visual Impact Minimized	6.4.1 .5 SECTION

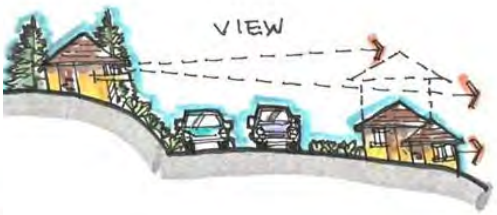
INTENT (WHY)

To manage the visual impact of hillside development on the community; both to and from the hillsides (i.e. as viewed from the lake or neighbouring lots).

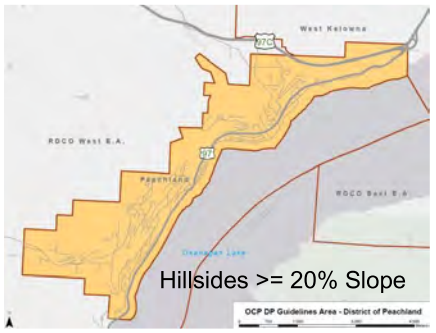
GUIDELINES (HOW) - RECOMMENDATIONS FOR BUILDINGS & STRUCTURES

1. Design buildings for compatibility with the natural visual context of the site
2. Orient building to minimize view impacts and grading requirements
3. Set structures back as far as practical from the top of slope (recommend 10m to crest of slope)
4. Orient buildings so they run parallel with the natural site contours to reduce the need for site grading works and to avoid high wall facades on the down-hill elevation.
5. Reduce building heights to create a low profile along ridgelines and maximize views from lots at higher elevations
6. Site buildings to minimize interference with the views from nearby (uphill) buildings
8. Utilize a range of design options to reduce apparent building mass and height by:
   - ⇒ Integrating the building into the slope by stepping the building foundation
   - ⇒ Stepping back floors above the second level
   - ⇒ Avoiding single vertical planes in excess of two floors
   - ⇒ Articulating building facades, breaking them into smaller components to avoid unbroken expanses of wall
   - ⇒ Varying rooflines
   - ⇒ Employing roof pitches that reflect the slope of the natural terrain (i.e. angle roofs at similar pitch to the natural slope)
   - ⇒ Using materials, colours and textures that reflect the natural setting
   - ⇒ Avoid long, continuous decks, especially when cantilevered or supported by column; break decks into smaller stepped units

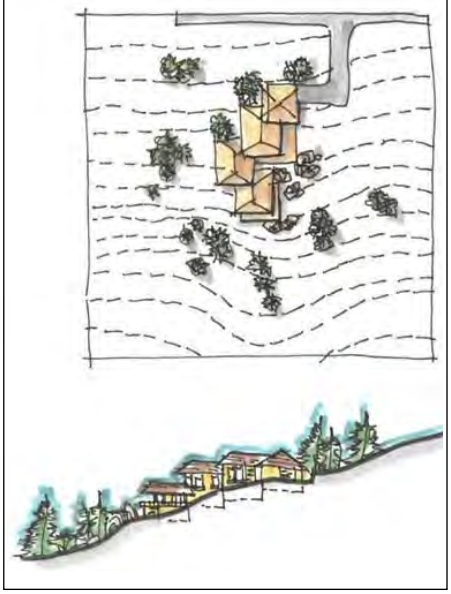




APPLICABILITY (WHERE)



EXAMPLES



RECOMMENDATIONS

Consider setback variances only when the following objectives can be achieved:

- On-site parking can be accommodated without encroaching on the road right-of-way or sidewalk
- Any applicable statutory building scheme supports the variance
- Not be reduced below 1.2m for a single-storey building or 2.0m for two or more storeys

CATEGORY	NATURAL HAZARDS HILLSIDE	OBJECTIVE	Visual Impact Minimized	6.4.1 .6 SECTION

INTENT (WHY)

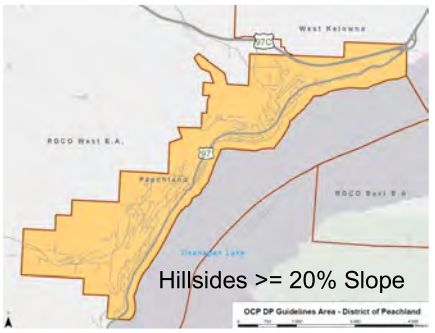
To manage the visual impact of hillside incline elevators (trams) on the community; both to and from the hillsides (i.e. as viewed from the lake or neighbouring lots).

GUIDELINES (HOW) - RECOMMENDATIONS FOR HILLSIDE STRUCTURES

1. Design structures and equipment for compatibility with the natural visual context of the site
2. Locate structures and equipment to minimize view impacts and grading requirements
3. Design structures and equipment to create as low a profile as possible on the slope to minimize visability from adjacent lots
4. Site structures and equipment to minimize interference with the views from nearby (uphill) buildings
8. Utilize a range of design options to reduce apparent structure mass and height by:
   - ⇒ Integrating the structure into the slope by respecting existing terrain (i.e. angle the structure parallel to the natural slope)
   - ⇒ Using materials, colours and textures that reflect the natural setting or blend in to reduce visual impact (i.e. black powder coating preferred)
   - ⇒ Avoid creating large decks at the origin and terminus of the tram, especially when cantilevered or supported by columns
   - ⇒ Cars should remain open (no roof) and be constructed of non-reflective materials
   - ⇒ Maintaining vegetation to screen the structure and equipment wherever possible

EXAMPLES OF HILLSIDE TRAMS

APPLICABILITY (WHERE)



EXAMPLES

RECOMMENDATIONS

Tram construction within the Riparian Assessment Area (RAR) is not supported by Provincial regulations as permanent structures reduce the vegetation potential of the Streamside Protection and Enhancement Area (SPEA). Generally, installation of trams to access the Okanagan Lake should be discouraged and any applications considered should be required to satisfy the recommendations of a Qualified Environmental Professional (RP Bio).

CATEGORY		OBJECTIVE		
	NATURAL HAZARDS HILLSIDE		Hazard risk reduced or mitigated	6.4.1 .7 SECTION

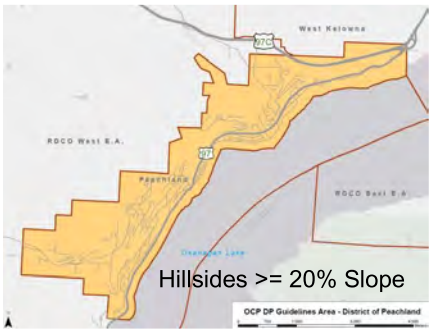
INTENT (WHY)

To manage the physical impacts of hillside development on the community; including but not limited to the management of geotechnical (i.e. rockfall, land slippage) and contributing hydro-geological factors to reduce or mitigate hazards for people, property and the natural environment.

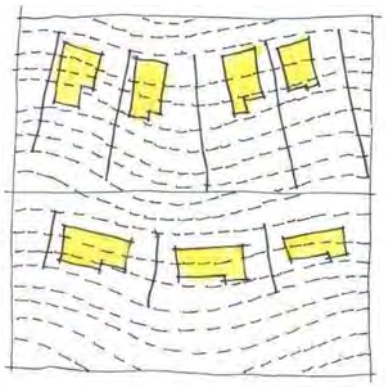
GUIDELINES (HOW) - RECOMMENDATIONS FOR SUBDIVISION DESIGN

1. Prohibit the creation of lots where hazardous conditions cannot be or should not be reduced to an acceptable level of risk
2. Require that all development have a level of safety for geotechnical failures with no more than a 2% probability of failure occurring in a 50-year period, or adhere to the prevailing standard as set by the B.C. Building Code, whichever is greater unless a modified standard is recommended by a suitably qualified Geotechnical Engineer
3. Show the proposed level and distribution of development of the site on base maps identifying lands that are “safe” or “developable” from a Geotechnical and Hydro-geological perspective
4. Protect in perpetuity natural features including rock outcroppings, ridgelines gulleys, ravines, escarpments, columns, cliff faces and talus slopes through registration of a covenant, park dedication or other means as approved by the District
5. Avoid the development of hillside areas characterized by slopes greater than 30%; preserve natural slopes greater than 30% as open space
6. Preserve the natural integrity of hillsides by avoiding significant changes to natural elevations; utilize alternative lot configurations (e.g. wide/shallow lots) to reflect unique site conditions.
7. Avoid creating major cuts and fills; where necessary use grading to fit the development to the land at the direction of a suitably qualified professional to maintain or improve slope stability
8. Where rock cut is unavoidable, a report prepared by a qualified Geotechnical Engineer should provide direction for modifications, including blasting techniques and to verify overall slope stability, hazard mitigation and long-term maintenance requirements
9. Design development in cooperation with natural drainage patterns; modifications should not cause adverse impacts on adjacent lands
10. Accommodate surface drainage systems in open space corridors (Note: These areas should be outside of dedicated park areas as they are not intended for recreational use)
11. Monitoring of water levels (including both pre and post development) at down gradient limits of the development may be required until full build out (including a review of retaining walls, water levels and indicators of slope stability)

APPLICABILITY (WHERE)



NARROW VS WIDE LOTS



RECOMMENDATIONS

- Rock fall protection areas should not be located on District rights-of-way unless approved by the District.
- Roads and other routes of public access should not be situated adjacent to cliff faces, talus slopes or rock outcrops unless an acceptable level of safety is certified by a Geotechnical Engineer and approved by the District.
- Wire mesh, shot-concrete and other forms of mechanical stabilization should not be supported; additional blasting to provide a stable rock face is preferred

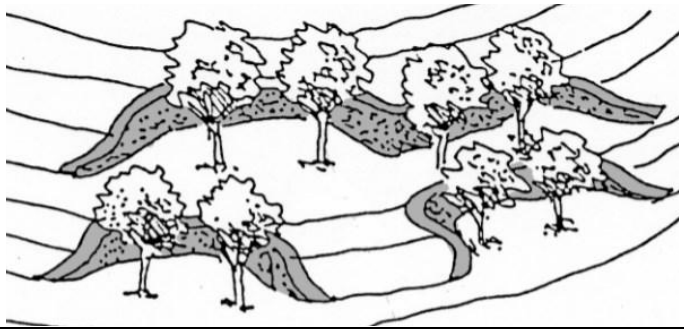
CATEGORY	NATURAL HAZARDS HILLSIDE	OBJECTIVE	Hazard risk reduced or mitigated	6.4.1 .8 SECTION

INTENT (WHY)

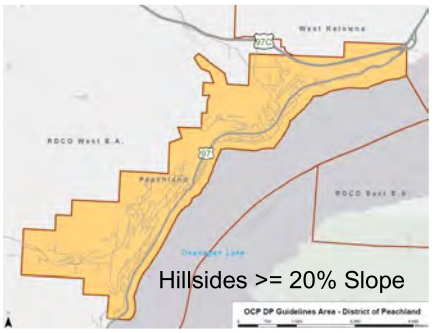
To manage the physical impacts of hillside development on the community; including but not limited to the management of geotechnical (i.e. rockfall, land slippage) and contributing hydro-geological factors to reduce or mitigate hazards for people, property and the natural environment.

GUIDELINES (HOW) - RECOMMENDATIONS FOR SITE DESIGN

1. Incorporate natural topography wherever possible; minimize site disturbance and blasting; concentrate development on flatter areas
2. Consider long term public safety and maintenance prior to any rock-cut; blasting design should maximize the rock face integrity at the final cut face location providing a stable rock face
3. Locate retaining walls, geo-grid and/or rockfall protection areas on District rights-of-way only where approved by the District
4. Set building sites back from the top of ridgelines, cliffs or ravines in accordance with the recommendations of a Qualified Professional (minimum of 10m is preferred)
5. The creation of manufactured slopes should occur only where necessary and in consideration of the following:
    a. Where manufactured slopes are adjacent to existing developments, mitigative measures should be employed to prevent potential impacts to adjacent properties as a result of site grading such as:
        ⇒ Retention of natural features between parcels
        ⇒ Landscaping, particularly between tiered retaining walls to screen several levels
        ⇒ increased setbacks between building sites
    b. Fill slopes should be constructed to a maximum ratio of 2:1 or as recommended by a Qualified Professional and rounded where possible to produce a more natural appearance
6. Subdivision development plans should indicate site design information including proposed setbacks, driveway and building site locations to allow the Subdivision Approving Officer to assess satisfaction of OCP policies
7. Drainage/Storm Water Management Plans should assess collection, conveyance and control of storm water on and off site to mitigate potential impacts on slopes, particularly downstream drainage routes



APPLICABILITY (WHERE)



SITE GRADING & RETAINING PLANS

Site grading plans and sediment and erosion control plans should include measures to:

- Protect 'non-disturbance areas' during the construction phase
- Keep development entirely outside of potentially hazardous or unstable areas of the site
- Not disturb or expose large areas of sub-soil and parent material
- Phase the clearing and removal of trees and vegetation
- Not undertake earthworks directly following an extreme weather events
- Control sediment during construction including mitigative measures to avoid the deposit of materials onto adjacent roads and rights-of-way
- Maintain and follow-up with additional measures where appropriate

CATEGORY	NATURAL HAZARDS HILLSIDE	OBJECTIVE	Hazard risk reduced or mitigated	6.4.1 .9 SECTION

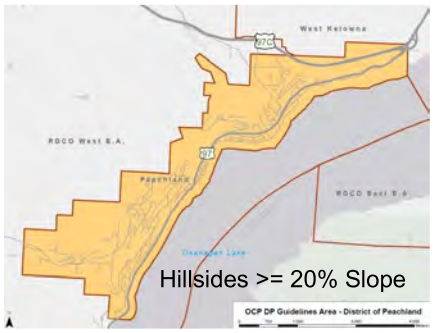
INTENT (WHY)

To manage the physical impacts of hillside development on the community; including but not limited to the management of geotechnical (i.e. rockfall, land slippage) and contributing hydro-geological factors to reduce or mitigate hazards for people, property and the natural environment.

GUIDELINES (HOW) - RECOMMENDATIONS FOR LANDSCAPE DESIGN

1. Preserve natural trees and vegetation where possible to support slope stability, soil functioning, surface and subsurface drainage systems
2. Development Concept Proposal should include a Landscape/Re-vegetation Plan designed specifically to promote plant health and mitigate erosion
3. Complete installation of landscaping to re-naturalize the slope and increase soil stability as soon as practical to minimize potential for erosion and/or slope failure.
4. Vegetation installed in disturbed areas should closely reflect the natural conditions of the site that existed prior to development
5. Select hardy, low maintenance, drought-tolerant and fire resistant native species that develop strong root structures wherever possible. Where it is not possible given site or maintenance constraints, select plant material that are similar in appearance, growth habit, colour and texture to native plants that will not out-compete native plants
6. Limit the use of irrigation; automatic shut-off valves should be provided for all irrigation systems to prevent risk of accidental erosion due to system failures
7. Support temporary irrigation as a means of re-establishing planting for a maximum of three years; regular irrigation should not be necessary for any plant species proposed on the site, including those on private property. This may be achieved by:
   - ⇒ Employing water-conserving principles and practices in the choice of plant material ("xeriscaping"), irrigation design and watering of residential and public landscapes on hillside sites.
   - ⇒ Using temporary drip irrigation systems and hand watering

APPLICABILITY (WHERE)



EXAMPLE

Retaining natural vegetation in Subdivision Design reduces the need for landscape restoration

RECOMMENDATIONS

EXAMPLE

Natural slope conditions maintained in yard areas facilitates the preservation of numerous trees throughout the site.

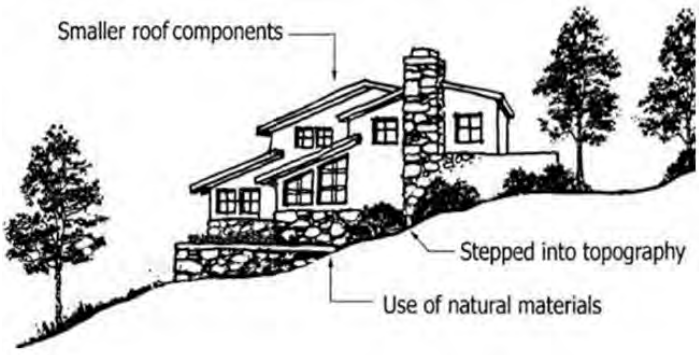
CATEGORY		OBJECTIVE		
	NATURAL HAZARDS HILLSIDE		Hazard risk reduced or mitigated	6.4.1 .10 SECTION

INTENT (WHY)

To manage the physical impacts of hillside development on the community; including but not limited to the management of geotechnical (i.e. rockfall, land slippage) and contributing hydro-geological factors to reduce or mitigate hazards for people, property and the natural environment.

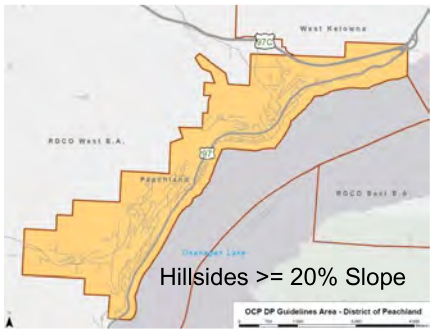
GUIDELINES (HOW) - RECOMMENDATIONS FOR BUILDINGS & STRUCTURES

1. Prohibit the construction of buildings and structures where hazardous conditions cannot be or should not be reduced to an acceptable level of risk
2. Design buildings according to the recommendations of a Qualified Professional
3. Situate buildings and structures on hillsides in accordance with setbacks required by District bylaws unless greater setbacks have been recommended by a geotechnical engineer
4. Step buildings down hillsides to reflect natural site contours



Source: *https://www.nanaimo.ca/docs/property-development/development-applications/steep-slope-development-permit-area-guidelines.pdf*

APPLICABILITY (WHERE)



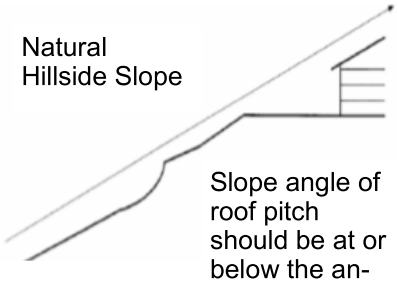
VISION

Consistent with the vision of regional partners in promoting sustainable development… Our vision is that…

HILLSIDE DEVELOPMENT IS ENVIRONMENTALLY SENSITIVE, FUNCTIONALLY APPROPRIATE, AESTHETICALLY PLEASING AND ECONOMICALLY FEASIBLE

Source: *https://www.kelowna.ca/sites/files/1/docs/homes-building/hillside_development_guidelines.pdf*

RECOMMENDATIONS



Source: *http://www.sechelt.ca/Portals/0/Public%20Document%20Library/Community%20Plans/DPA%205%20Steep%20Slopes.pdf*

CATEGORY		OBJECTIVE		
	NATURAL HAZARDS HILLSIDE		Transportation Network Optimization	6.4.1 .11 SECTION

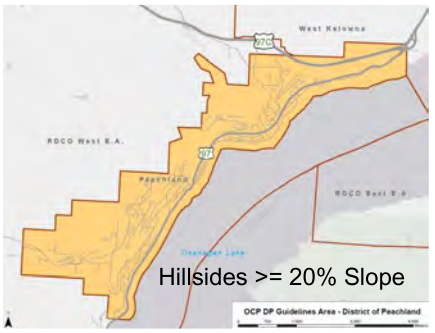
INTENT (WHY)

To create a hillside transportation network that is safe, accessible and sensitive to the terrain and to support the regulations contained in the District of Peachland Subdivision and Development Servicing Bylaw.

GUIDELINES (HOW) - RECOMMENDATIONS FOR SUBDIVISION DESIGN

1. Align roads to follow natural site contours, conforming to topographic conditions rather than cutting across contours
2. Avoid creating overly long cul-de-sacs and “dead-end” situations where road connectivity is physically possible
3. Consider increasing cul-de-sac length where connectivity in the road network is not possible due to topographic conditions, provided that appropriate emergency access is constructed
4. Consider alternative approaches to turnarounds (e.g. hammerhead configurations) to reduce the amount of required grading works
5. Utilize split roads and/or one-way roads to preserve significant natural features, to reduce the amount of slope disturbance or to improve accessibility to individual parcels
6. Continue to employ the modified Hillside Development standards contained in the Subdivision and Development Servicing Bylaw including but not limited to:
   - ⇒ Utilize reduced pavement widths and right-of-way widths where service levels (such as snow plowing) can be maintained, emergency vehicle access can be maintained, the reduced widths provide demonstrably less slope disturbance, and the reduced widths contribute to the overall neighbourhood character.
   - ⇒ Consider reduced roadway cross sections in width if parking is to be located on private lots or if special pullout parking areas are established in strategic positions.
   - ⇒ Allow for meandering sidewalks adjacent to the road as a means of eliminating long, sustained grades, preserving natural features and/ or reducing grading requirements within the right-of-way. Varied offsets between the road and sidewalk will be considered for these purposes.

APPLICABILITY (WHERE)



EXAMPLES

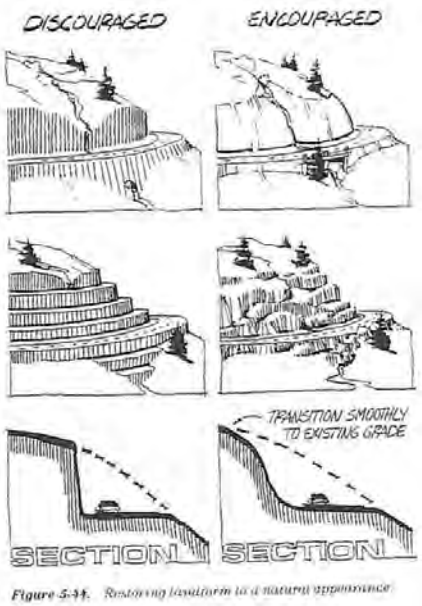


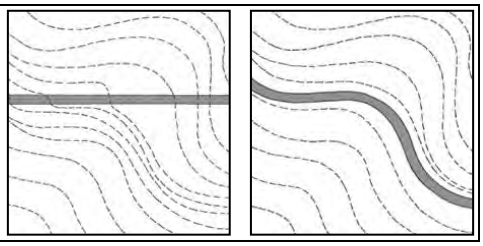
Figure 5-11. Restoring landform to a natural appearance

RECOMMENDATION

Where roads and other routes of public access must be situated adjacent to cliff faces, talus slopes or rock outcrops ensure that an acceptable level of safety is certified by a Geotechnical Engineer.

GUIDELINE FOR ROAD DESIGN

Rather than cutting across contours (left) roads should conform to topographic conditions (right). Alternative design solutions may be considered by the Approving Officer to support OCP objectives. It may be necessary to use trails to provide pedestrian connectivity to schools, parks and other community destinations when the road network cannot serve this purpose.



CATEGORY	WILDFIRE INTERFACE	OBJECTIVE	Protect life and property from wildfire	6.4.2 .1 SECTION

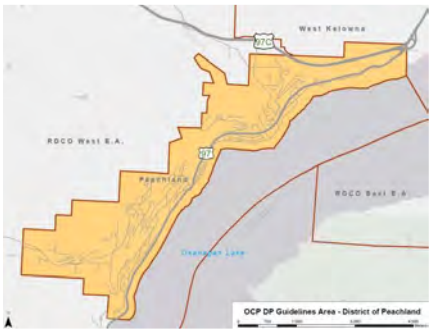
Intent (Why)

Conditions such as but not limited to the topography, dominant vegetation, pattern of development and available fire protection services create an urban wildland interface area that is at high risk to be affected by wildfire. The intention is to minimize the risk to life and property in balance with preservation of forested and natural areas that contribute to the character of Peachland.

Guidelines (How) - Recommendations for Buildings and Structures

1. Roofing—Class A, B or C fire resistance roofing material as defined in the *BC Building Code;* kept clear of an accumulation of combustible debris
2. Exterior Finishes—Any material used for exterior building walls, finished stairways, decks, porches or balconies should be constructed with or sheathed in fire resistant material such as stucco, metal siding, brick, cement shingles, concrete, logs or heavy timbers with a 1-hour fire rating as defined in the *BC Building Code* or rock.
3. Chimneys—Chimneys should have spark arrestors made of 12 gauge (or better) welded or woven wire mesh with mesh opening of less than 12 millimetres.
4. Eaves, vents and openings—All eaves, attic and under-floor openings should be screened with corrosion-resistant, 3 millimeter non-combustible wire mesh, to prevent sparks from passing into the buildings. Soffit vents should be located away from exterior walls.
5. Enclosures—Crawl spaces (i.e. manufactured home skirting), soffits, building overhangs, the underside of porches, decks and sheds should be enclosed with flame-resistant materials.
6. Windows and glazing—Windows should be double (thermal) paned or tempered glass.
7. Outbuildings—Outbuildings used to store wood should not be constructed within 10m of a dwelling. If the outbuilding must be located within 10m of a building containing a dwelling unit the roof and exterior walls should be constructed of or sheathed in fire resistant material.

Applicability (Where)



The Community Wildfire Protection Plan

In 2005 the District adopted recommendations for treatments around structures in three priority zones involving fuel removal, fuel reduction and fuel conversion.

FireSmart Priority Zones

The Province of BC FireSmart Homeowners Manual provides three "priority zones" and guidelines for each; distances increase with slope.

Priority Zone 1 (within 10m from structures): Remove fuel and convert vegetation to fire resistance species to produce an environment that does not support combustion.

Priority Zone 2 (10-30 m from structures): Increase fuel modified area by reducing flammable vegetation through thinning and pruning and produce an environment that will only support low-intensity surface fires.

Priority Zone 3 (30 – 100 m plus from structures): Eliminate the potential for a high-intensity crown fire through thinning and pruning, thereby slowing the approach of a fire towards structures.

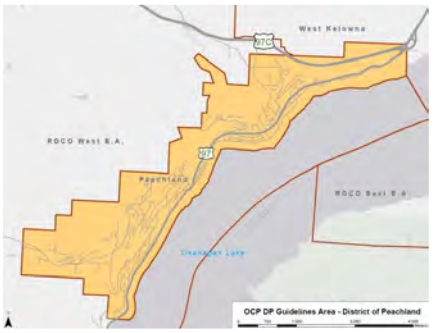
(Source: www.bcwildfire.ca/Prevention)

CATEGORY	WILDFIRE INTERFACE	OBJECTIVE	Protect life and property from wildfire	6.4.2 .2 SECTION

Guidelines (How) - Recommendations for Subdivision Design

1. Require a report be prepared by a qualified professional to assess and make recommendations for fire mitigation prior to subdivision including:
   - A structure hazard assessment (including information regarding existing buildings and proposed buildings);
   - A site hazard assessment (identification of priority zones, fuel breaks, defensible space, building locations, fire resistant building materials, road design, identification of local water resources, fire suppression capabilities and distance to the nearest fire hall);
   - A fuel hazard assessment (identification of ground, ladder and crown fuel areas); and
   - A Fuel Management Plan or Fire Mitigation Strategy to be included in the Technical Development Permit.
2. Mitigate fire hazards on forested land to a level deemed acceptable by a qualified professional in forest fire hazard assessment prior to subdivision and/or dedication as park.
3. Improve access to areas of the community that are considered isolated and that have inadequate developed access for evacuation and fire control.
4. Provide access points between lots to public land beyond containing natural vegetation to ensure roadway access for fire hazard management.
5. Provide access points suitable for evacuation and the movement of emergency response equipment.
6. Consider using roads to create fire breaks between lots and forested areas.
7. Optimize fire hydrant locations for protection of forested areas.
8. Design building lots such that building locations are setback a minimum of 10 metres from the top of ridgelines, cliffs or ravines.
9. Use hazard reduction methods that mimic the natural effects of localized ground fires such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground and removal of lower tree branches in balance with habitat conservation and restoration.

Applicability (Where)



Resources

www.firesmartcanada.ca/

http://www.firesmartcanada.ca/become-firesmart/community-members

http://www.firesmartcanada.ca/resources-library/area-assessment

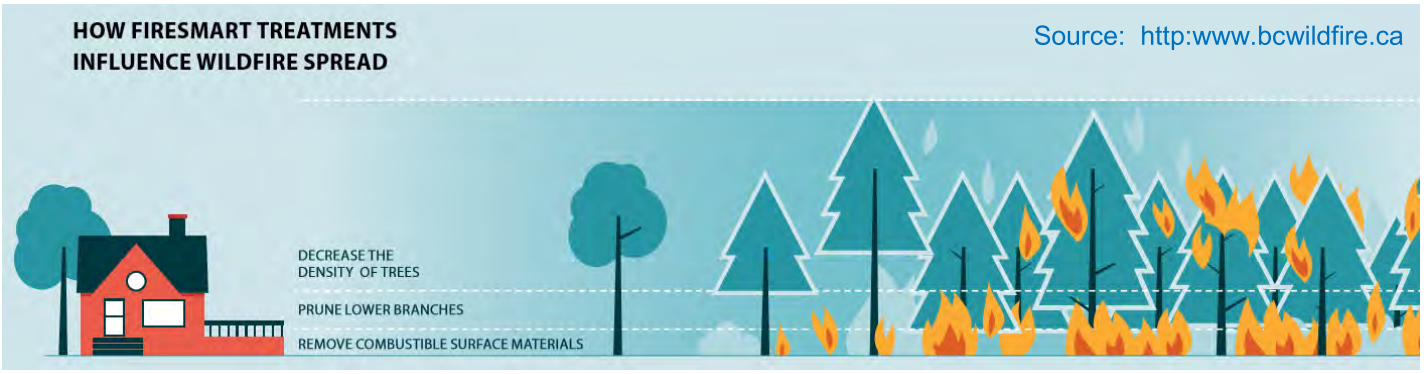
http://www.firesmartcanada.ca/resources-library/site-assessment

http://www.bcwildfire.ca/Prevention/docs/homeowner-firesmart.pdf

www2.gov.bc.ca/gov/content/safety/wildfire-status

http://www.peachland.ca/276

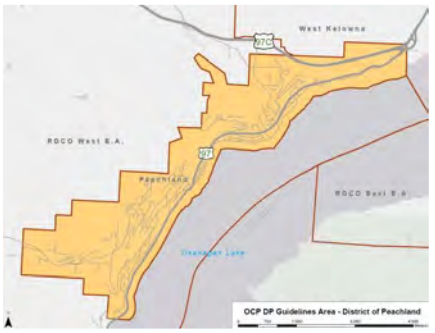
http://www.peachland.ca/cms/wpattachments/wpID683atID1935.pdf



COMMUNITY WILDFIRE PROTECTION PLAN

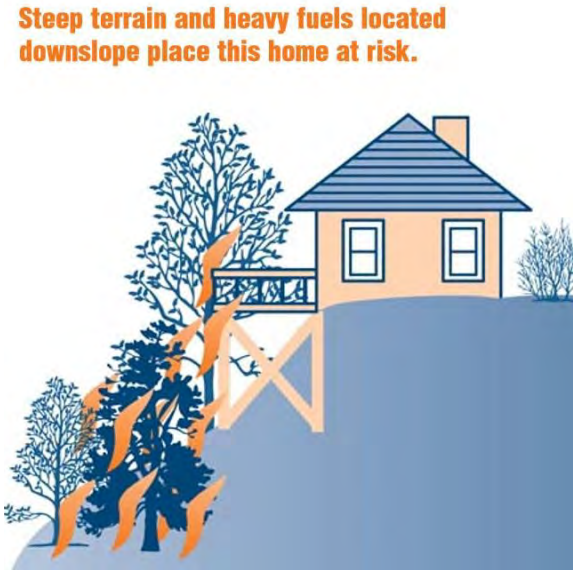
Through the Union of BC Municipalities (UBCM) Strategic Wildfire Threat Initiative Program the District developed and adopted a Community Wildfire Protection Plan (CWPP) to address the fuel hazard within the wildland/urban interface zone (WUI) and the landscape wildfire risk to the District as a whole. Specific recommendations contained in the Community Wildfire Protection Plan may be applicable and should be referenced. See Resources section 6.4.2.2

APPLICABILITY (WHERE)



GUIDELINES (HOW) - RECOMMENDATIONS FOR SITE DESIGN

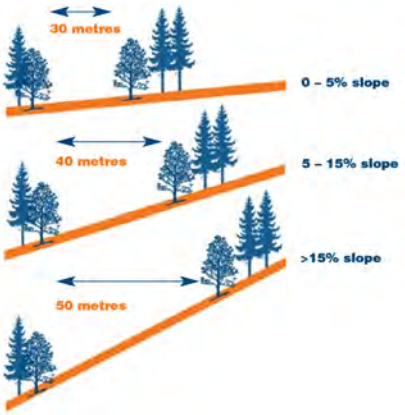
1. Locate buildings on flatter areas away from top of slopes, gullies or draws that accumulate fuel and funnel winds.
2. Locate wooden fences away from buildings; separate wooden fences from buildings with a metal gate(s).
3. Construct driveways and roads to standard that will allow emergency vehicles to easily access the site and keep them free of obstructions.
4. Where possible create a secondary access and pre-plan an escape route from the site in the case of emergency evacuation.



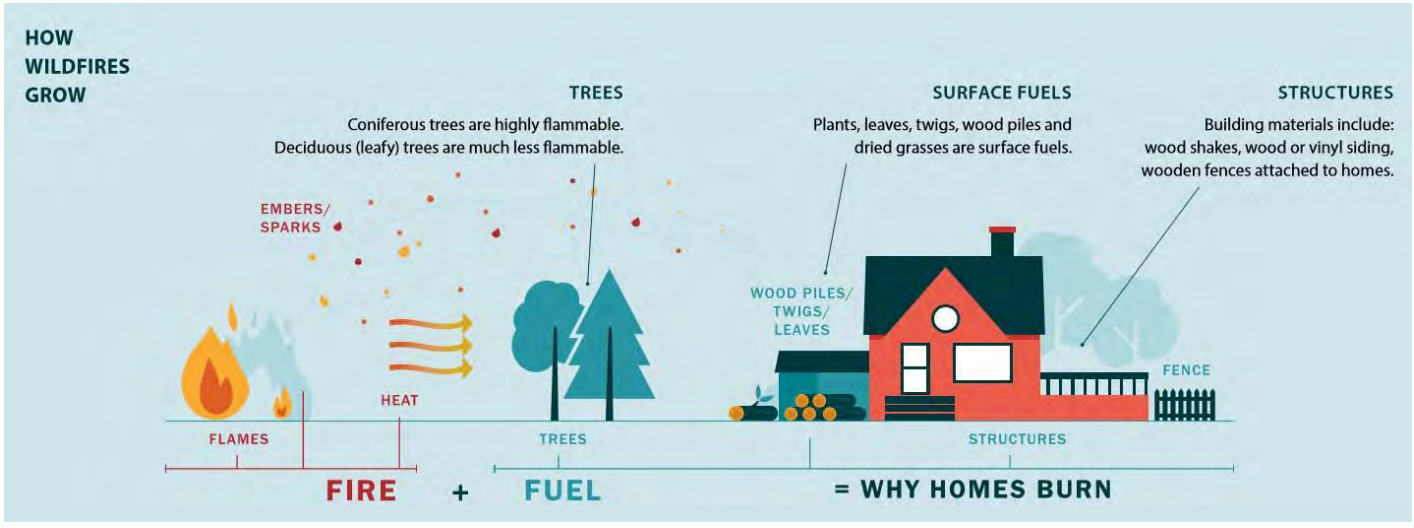
Source: www.firesmartcanada.ca

FIRE BREAK GUIDELINES

The width of the fire break should vary with the slope.



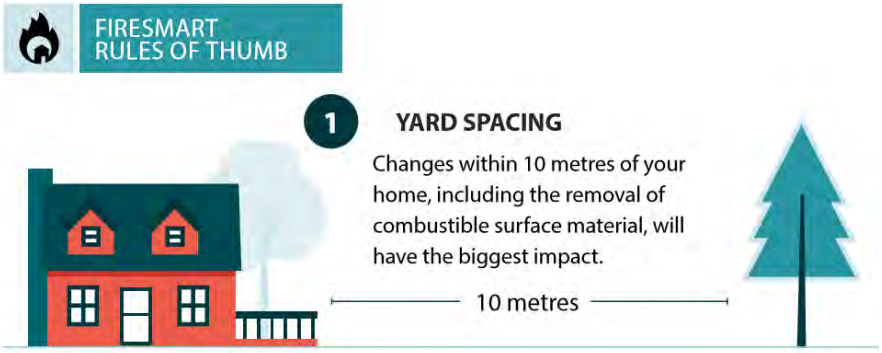
Source: www.firesmartcanada.ca



Source: http://www.bcwildfire.ca/Prevention/docs/homeowner-firesmart.pdf

Guidelines (How) - Recommendations for Landscaping

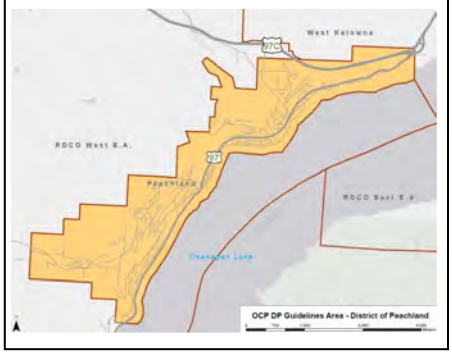
1. Remove existing mature coniferous evergreen trees within 10 meters (Priority 1 zone) of dwellings.



2. Douglas fir tress with mistletoe brooms growing more than 3 meters up the trunk should be removed in any case.
3. Locate new coniferous trees and evergreen shrubs such as junipers, mugo pines or coniferous hedges greater than 10 metres away from buildings.
4. Choose plants that are less combustible and burn with less intensity. Deciduous shrubs (shrubs that lose their leave in the winter) broad leaved evergreen shrubs (such as bearberry, Oregon grape, cottoneaster or rhododendrons), perennials, annuals and trimmed grass are recommended.
5. Use only non-combustible landscape mulches such as landscape rock, pea gravel, lava rock, low-growing plants and shrubs that are either deciduous or broadleaved evergreen, trimmed grass, annuals or perennials. The use of landscape fabric can reduce the need for thick layers of mulch.
6. Prunings, vegetative debris, branches and pine needle accumulations must be removed regularly from beneath trees and shrubs.
7. Firewood should not to be stacked near buildings.
8. Combustible construction materials should be removed from the land as soon as construction is completed.
9. Before, during and following construction the soil cover within 8 centimetres of mature tree trunks should not be increased nor decreased in order to maintain the health of mature, retained trees. Volcano mulching, which can rot tree trunks at the base and root system, should be avoided.
10. Preserve deciduous shrubs and some younger trees to provide greater diversity in the forest layers hiding cover of wildlife and feeding opportunities.
11. Standing dead and dying trees, root damaged trees and large sound logs on the ground should be removed. Snags identified as valuable wildlife habitat can be retained provided they do not pose a fire or safely hazard.

All diagrams and photos: www.bcwildfire.ca/Prevention/docs/homeowner-firesmart.pdf

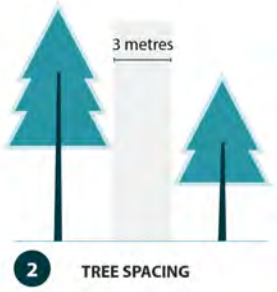
Applicability (Where)



Coniferous Tree Maintenance

Any coniferous evergreen trees that are to be retained should:

- Be spaced so that they have 3 metres between crowns (tips of the branches are no closer than 3 metres to another tree)
- Have limbs pruned at least 2 metres above the ground to reduce ladder fuels



- No limbs are within 3 metres of the building, decks, balconies

6.5 FORM & CHARACTER DEVELOPMENT PERMIT AREAS

The following Form & Character Development Permit Areas are authorized by a combination of multiple authorities. A Development Permit issued pursuant to these designations may include requirements respecting:

.1 the character of the development, including landscaping and the siting, form, exterior design and finish of buildings and other structures

.2 specific features of the development exterior to the building and structures, including but not limited to the type and placement of trees and other vegetation in proximity to buildings and other structures, supporting energy and water conservation and the reduction of greenhouse gas emissions

.3 machinery, equipment and systems external to buildings and other structures

However, Development Permit authority cannot be used to establish standards for the construction standards that are additional to or different than the standards established by the B.C. Building Code

Development Permit Area	*Designated pursuant to Local Government Act Section*	*Subject to Local Government Act Section*
Comprehensive	488(1)(e), (f), (h), (i) and (j)	491(7), (8) and (9)
Intensive Residential	488(1)(e), (f), (h), (i) and (j)	491(7), (8) and (9)
Revitalization (Downtown)	488(1)(d), (e), (f), (h), (i) and (j)	491(7), (8) and (9)
Waterfront	488(1)(d), (e), (f), (h), (i) and (j)	491(7), (8) and (9)

Local Government Act Section 491 stipulates what a development permit issued pursuant to section 488 may do and the conditions and requirements that can be imposed. The guidelines contained in this OCP respect the authorities and restrictions outlined in the noted sections.

Water and energy conservation and the reduction of GHG emissions to meet Climate Action Character targets are important community priorities. Guidelines for addressing each are included where appropriate.

With respect to institutional developments such as schools and hospitals, Council's policy will be to require the granting of a *LGA* Section 219 covenant controlling the form and character of the buildings, as a condition of rezoning.

6.5.1 COMPREHENSIVE (MULT-UNIT RESIDENTIAL, COMMERCIAL AND INDUSTRIAL) DPA

The purpose of the Comprehensive Development Permit Area is to enhance the overall form and character of development within Peachland. The manner and style of any new development has a direct impact on the built and natural environment influencing the quality of life of residents. The Comprehensive Development Permit Area aims to ensure that new development compliments Peachland's existing character and residents' lifestyles.

Growth, infill and redevelopment pressures and higher expectations for design quality create the need to give comprehensive consideration to site layout, building form and character and landscaping. This category recognizes that the basic objectives for forms of development are similar across a variety of land uses and neighbourhoods. Guidelines are to be applied in a context sensitive way that respects the varied applicability to different building forms and land uses with recognition that buildings and the landscape operate as a integrated and sustainable system.

AREA

The Comprehensive DPA combines objectives and guidelines for all properties that are currently, or become, zoned for low or medium density multiple-unit residential, commercial, comprehensive development containing residential, commercial or industrial uses, industrial and/or any mix of these uses. This DPA includes lots currently designated for multiple unit residential, commercial, mixed use or industrial as shown on the map contained in Schedule 7 - Map 1: – Comprehensive DPA.

OBJECTIVES

OCP objectives aim to facilitate the following:

.1 Respect the existing character and local context of the community
.2 Create neighbourhoods that are livable, vibrant and harmonious
.3 Establish a sense of community, both within each neighbourhood and for Peachland as a whole
.4 Celebrate the diversity of Peachland; both people and place
.5 Optimize community amenities and enhance their accessibility
.6 Create safe and accessible neighbourhoods
.7 Enhance the environmental sustainability of the community
.8 Develop the built environment to better enable healthy, active lifestyles
.9 Enhance Peachland's economic vitality through the creation of growth opportunities

There can be multiple reasons for each objective and multiple guidelines on how to achieve them. Development Permit Area Guidelines are intended to ensure that land is used both effectively and in a manner that is sympathetic to existing uses. The goal is to encourage the efficient use of natural resources, energy and water throughout its full lifecycle. Each Development Permit Area should also be informed by Neighbourhood-specific policies and/or guidelines that address area-specific opportunities and challenges.

6.5.2 INTENSIVE RESIDENTIAL DPA

The authority to designate areas in which intensive residential is a permitted use includes any properties that are currently, or become, zoned for high density multiple-unit residential; small lot, compact, single-family residential and manufactured home park developments or some combination of these at any density that may be considered "intensive". This designation provides the ability to establish guidelines and permit conditions addressing form and character of the development, most particularly for infill housing projects, including siting, exterior design and finish of buildings and other structures on properties zoned for intensive residential development.

AREA

This Development Permit Area (DPA) designation applies to all lots designated for intensive residential development as defined by the map attached as Schedule 7 – Map 2: Intensive Residential DPA.

Intensive residential development may also provide the ability to cluster housing where slopes can integrate form without significant impact on natural features, views, tree cover and natural drainage courses and to increase density in existing low-density neighbourhoods.

The purpose of the guidelines is to facilitate the sensitive integration of a variety of low-density residential housing options, including smaller single detached residential lots, low-density ground-oriented multi-unit residential and manufactured home options into existing neighbourhoods. The goal is to increase the number and variety of opportunities for smaller, more affordable, accessible and low maintenance options for a variety of households sizes, compositions, demographics and lifestyles. Infill residential

development presents an opportunity to increase residential density, promote the efficient use existing municipal infrastructure and introduce a variety of housing forms into existing residential neighbourhoods.

6.5.3 REVITALIZATION DPA

The Downtown Neighbourhood is identified as an area prioritized for revitalization, as such, it is also designated under section 488(d) to provide the opportunity for Council to consider property tax exemptions for up to ten years under the *Community Charter.* Construction of a new improvement or alteration of an existing improvement commenced on or before December 31, 2020, and completed, with an occupancy permit if applicable, by December 31, 2022 may be eligible for tax savings under Revitalization Tax Exemption (RTE) Bylaw No. 2035 where the conditions of the bylaw can be satisfied. Any development requiring a Revitalization Development Permit will be subject to the Comprehensive DPA Guidelines.

CATEGORY		OBJECTIVE		
	COMPREHENSIVE		Respect Local Context	6.5.1 .1 SECTION

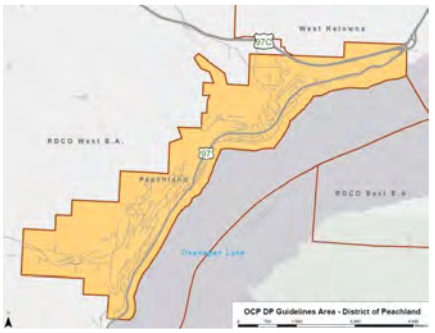
INTENT (WHY)

To preserve and enhance the special natural, historical or aesthetic features that help define the identity and unique character of each neighbourhood; to develop a unique sense of place consistent with the future vision for each area; to manage the integration of new uses into existing neighbourhoods; and to respect the local climate and location.

GUIDELINES (HOW) - BUILDINGS & STRUCTURES

1. Building mass, scale and height should relate positively to and complement site characteristics including the natural topography, the rhythm of adjacent buildings and the pattern of neighbourhood (e.g. building height steps down towards the lake)
2. Buildings should feel natural to the site and Okanagan environment regardless of the architectural style
3. Building and roof line articulation should emulate and complement the mountain, valley and lake setting, protect solar access to the surrounding buildings and pedestrian environment, protect views and minimize wind tunnel effects
4. The slope of the roof should be oriented in the same direction as the natural slope of the lot; strong primary roof forms may be supported by secondary roofs to express a hierarchy and to visually support the primary roof line (similar to the variations that occur in nature)
5. Feature local materials as a means of reflecting the natural setting and as a common thread to tie development to the regional landscape
6. Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide shelter and shade
7. Preserve the scale of the grid pattern of development within the Beach Avenue Neighbourhood by maintaining the existing building rhythm
8. Design new structures with consideration of existing structures expected to remain and future buildings which can reasonably be anticipated on adjacent properties; match main floor levels, where practical and appropriate
9. Blend building articulation and massing where buildings of different density come together, e.g. step ends, chamfer corners, roofs, etc.; use complementary materials, details and colours.
10. Relate size and proportions of openings, windows and doors to those in neighbouring structures; openings should be architecturally compatible with the building style
11. Developers are encouraged to create building design schemes at the subdivision stage, in cooperation with the District, to ensure design guidelines are met at time of building development on individual lots. A coordinating architect may administer and monitor the building scheme on behalf of the developer
12. Buildings on Beach Avenue in the Downtown Character Area should reflect and enhance the small town feel of Peachland

APPLICABILITY (WHERE)



EXAMPLES OF HOW:

- Split level designs with stepped foundations avoid large downhill cantilevers or exposed support structures
- Incorporate a roof that is broken into smaller components that reflect the irregular natural hillside pattern; height of building elements are varied to minimize areas of maximum height
- Limit the use of large expanses of glass or any reflective or shiny material

GUIDELINES: INDOOR & OUTDOOR

The orientation of Peachland gives it a superb relationship to the sun's path of travel allowing comfortable outdoor activities for a majority of the year.

Wherever possible:

1. Encourage inclusion of all-season outdoor uses
2. Emphasize the relationship of buildings to local context; and
3. Integrate indoor and outdoor functions by including:
   - Full transparent windows with low sills
   - Doors with easy access to functional outdoor spaces
   - Decks and gardens

CATEGORY	COMPREHENSIVE	OBJECTIVE	Respect Local Context	6.5.1 .2 SECTION

Intent (Why)

To preserve and enhance the special natural, historical or aesthetic features that help define the identity and unique character of each neighbourhood; to develop a unique sense of place consistent with the future vision for each area; to manage the integration of new uses into existing neighbourhoods; and to respect the local climate and location.

Regional colour palette

Peachland consists of semi-arid grassland and forest on mature mountain geography. This is the basic colour palette to be drawn upon when completing a colour scheme. Use earth tone colours on buildings and roofs to blend into the surrounding natural environment and to reflect the general "warmth" to the light and colour palette.

Local colours are sandy browns, sage grays, pine and juniper green, sunflower yellows and contrasted to deep lake and sky blues. Within this context a great range of colours and intensities can be observed to draw inspiration from.

Guidelines (How) - Building & Structure Finishing

Colours

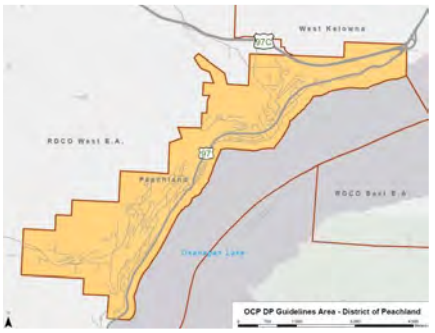
1. Building colours should induce a sense of richness and liveliness to complement and enhance the character of the neighbourhoood. Variation in colour schemes may be supported if they complement each other and their surroundings
2. While basic earth tone colours should be used, monotone colour schemes should be avoided unless special architectural elements can be accented with colours; variances in textures and materials may be a solution
3. Accent colours can be provided for doors, window frames, cornices, landscape boxes and signs
4. Trim colours and expressive elements may be deeper blended tones inspired by the natural environment. Black, white or primary colours may be accepted if integral to a comprehensive colour scheme that otherwise respects the regional colour palette

Best Practices

Design innovation is encouraged utilizing different materials and organizational concepts subject to the specific concerns of the neighbourhood

Appropriate selection of material and attention to detail in the installation are key to the overall effect achieved by building design in creating neighbourhood ambience

Applicability (Where)



Guidelines (How) - Attention to Quality

1. Building materials should be selected for their functional and aesthetic quality, should exhibit qualities of workmanship, durability, ease of maintenance and contribute to an appearance of quality construction that evokes a sense of permanence (i.e. stone, brick or masonry finishes that create texture and interest are encouraged)
2. Exposed foundations and exposed faces of raw concrete should match the finish of the wall above or be clad with a complimentary material such as stone, brick or split face masonry (i.e. masonry finishes extending from grade to cover all or a portion of the ground floor are encouraged)
3. The design and materials used in fences and retaining walls should complement the building design and neighbourhood character; retaining walls should be stepped to avoid expansive wall surfaces and textured to provide visual interest (large concrete block walls are not supported)

CATEGORY		OBJECTIVE		6.5.1 .3
	COMPREHENSIVE		Respect Local Context	SECTION

INTENT (WHY)

To preserve and enhance the special natural, historical or aesthetic features that help define the identity and unique character of each neighbourhood; to develop a unique sense of place consistent with the future vision for each area; to manage the integration of new uses into existing neighbourhoods; and to respect the local climate and location.

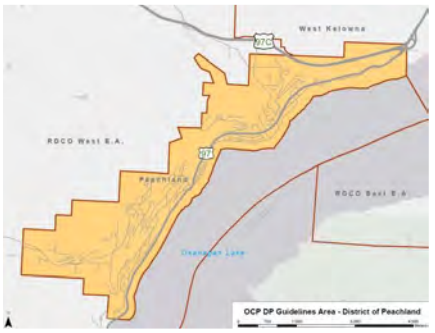
GUIDELINES (HOW) - SITE DESIGN & LANDSCAPING

1. Incorporate forms, images and materials that relate to the region's natural and cultural landscapes (e.g. incorporate orchard inspired themes)
2. Sloped sites should be designed to have the hillside step down in a gradual manner with buildings and retaining walls integrated into the slope, reducing visual impact; landscaping should be used to connect and blend terrace levels into the natural landscape
3. Cuts and fills of sloped site should be incorporated into the building envelope wherever possible or blend with the natural topography (i.e. varied contours and vegetation avoiding sharp angles), providing smooth transitions and mimicking pre-development site contours
4. Incorporate landscaping into building architecture or along facades to soften the contrast between buildings and the natural environment (e.g. hanging baskets, pots on balconies, rooftop gardens, vines)
5. Provide generous outdoor spaces to create a unique sense of place that attracts and engages residents and visitors in the Okanagan lifestyle
6. Incorporate techniques and treatments that emphasize the transition between inside and outside (e.g. overhead rolling doors, extended building planes, canopies, trellises) to emphasize the Okanagan style
7. Preserve existing plant materials of significant size or relocate within the site when practical
8. Incorporate required parking into the natural landscape minimizing the need for lot grading (i.e. avoid large, flat parking areas)

REGIONALLY APPROPRIATE LANDSCAPING

SOURCE: www.okanaganxeriscape.org

APPLICABILITY (WHERE)



EXAMPLES

The community values the unique aspects of each neighbourhood and places a high value on maintaining the integrity of the community's character and natural environment. Development should be guided by the unique aspects and features of each neighbourhood.

Beach Avenue: Lake access

Downtown: Village character

Gateway: Social connection

TAKING ADVANTAGE OF LOCATION

Integrate seating and planting beds into hard landscaping

CATEGORY	COMPREHENSIVE	OBJECTIVE	Celebrate People and Place	6.5.1 .4 SECTION

INTENT (WHY)

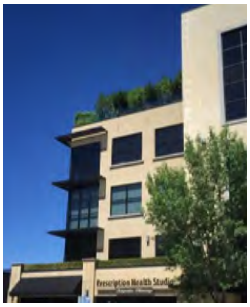
To promote a sense of community, diversity and connection; people and place are celebrated. The relationship between buildings, outdoor areas, streets, neighbourhoods and the community as a whole influence design that supports the needs of occupants and visitors.

GUIDELINES (HOW) - BUILDINGS & STRUCTURES

1. Built form should be seen and experienced as a sum of its building parts. The overall intent will be to achieve the look of a composition of several built forms

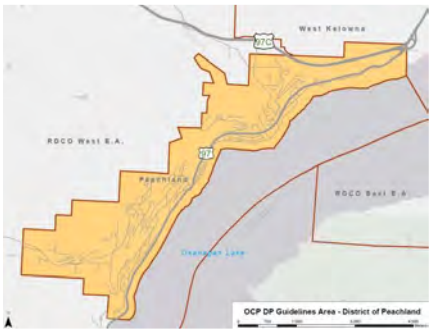
2. A composite of several built forms with differentiation between individual developments should contribute to a sense of community
3. Architectural design features emphasize “people” places; building design should convey a high degree of human scale (i.e. articulation and expression in a manner that relates to the dimensions of the human form)
4. In larger buildings, mass or bulk should be broken down into a number of volumes to improve the human scale, enhance visual interest and create building rhythm through horizontal or vertical articulation
5. Buildings should front on abutting streets; main entrances should face the street, be clearly visible and be directly accessed from the public sidewalk or street by a safe, accessible, hard surface walkway
6. Well located and proportioned, visually prominent entrances emphasized with architectural detail, variations in materials and lighting act to personalize or lend identity to a building

7. Ground-floor units should be connected to the street through a visual dialog
8. First floor commercial spaces should have a higher floor-to-ceiling height than upper floors while maintaining the pedestrian scale along sidewalk frontages
9. Entries and main level occupancy should be elevated no more than 1m from the fronting sidewalk or street grade, unless water table or flood construction levels dictate otherwise



10. Buildings may emphasize rooflines, eaves or roof extensions to convey a sense of “shelter” especially useful in commercial buildings to assist in weather protection and establish a rhythm at the street edge
11. Street address numbers should be clearly identified

APPLICABILITY (WHERE)



ANATOMY OF A BUILDING

BASE:

A pedestrian-oriented building base (i.e. lowest storeys) should be finished with materials that anchor it to the street and separate the base from the upper storeys

UPPER STOREYS:

Techniques to differentiate the base from upper stories:

- Use of balconies/outdoor decks
- Different fenestration/corner windows
- Different materials and/or colours
- Canopies and false roofs
- Trim and accents
- Articulation in walls/façade
- Setback and/or terracing above the second storey to reduce massing impacts at the pedestrian level

FIFTH ELEVATION (ROOF-SCAPE):

Create interesting views from above roof-top elements; use variations in roof or parapet height on flat roofs and roof ridgelines on sloped roofs or architectural embellishments

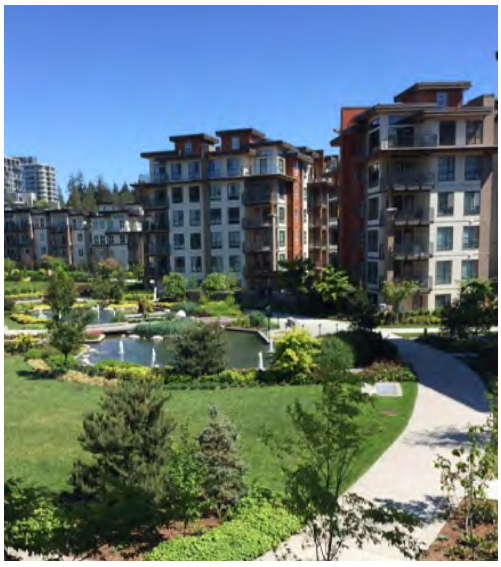
CATEGORY	COMPREHENSIVE	OBJECTIVE	Celebrate People and Place	6.5.1 .5 SECTION

INTENT (WHY)

To promote a sense of community, diversity and connection; people and place are celebrated. The relationship between buildings, outdoor areas, streets, neighbourhoods and the community as a whole influence design that supports the needs of occupants and visitors.

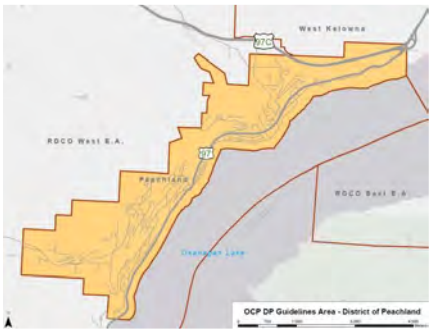
GUIDELINES (HOW) - SITE DESIGN & LANDSCAPING

1. Emphasize and celebrate neighbourhood "gateways" to define the limits between various areas and help to provide orientation to visitors using signs, sculptural art, unique landscaping or dramatic building forms
2. Locate high-profile buildings at street ends featuring a pedestrian-oriented forecourt and vehicle turning areas to reinforce a sense of arrival
3. Encourage signs which are oriented to the pedestrian and which add to the character envisioned for the neighbourhood; entry signs should be placed at or below eye level and may be integrated with landscaping or other features
4. Site design features emphasize "people" places; include features to foster social interaction and a sense of community (e.g. seating area, entry court to a building, etc.)
5. Create business and community activity clusters through co-location of retail and other high pedestrian traffic opportunities
6. Integrate plaza, courtyards, community gardens and multi-purpose landscapes into developments to balance the increased density with natural amenities
7. Seating and retail areas may be located in the front yard setback to promote the interaction of patrons with people on the sidewalk
8. Small front yards, front porches, balconies, verandas and covered entryways may be used to create exterior living space



9. Building entrances and landscaping in laneways can create cool, inviting places to walk in warm summer months and unique retail experiences

APPLICABILITY (WHERE)



EXAMPLES

Create urban spaces that trigger interaction between people to in turn create shared experiences

CATEGORY	COMPREHENSIVE	OBJECTIVE	Celebrate People and Place	6.5.1 .6 SECTION

INTENT (WHY)

To promote a sense of community, diversity and connection; people and place are celebrated. The relationship between buildings, outdoor areas, streets, neighbourhoods and the community as a whole influence design that supports the needs of occupants and visitors.

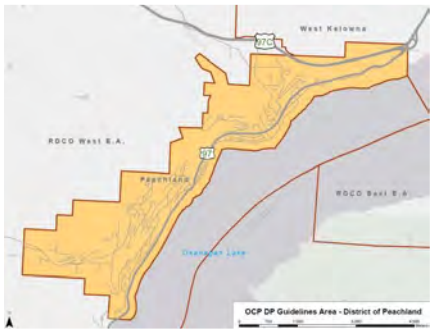
GUIDELINES (HOW) - PRIORITIZE PEOPLE OVER PARKING

1. Prioritize pedestrian over automobiles; pedestrian circulation is convenient, safe and clearly identifiable to both drivers and pedestrians
2. Private roads, lanes should provide efficient circulation, encourage appropriate speed through physical design and accommodate pedestrian use through the use of alternative paving materials or grade changes
3. Mid-block pedestrian pathways are considered a community amenity
4. Promote the use of alternative modes of transportation in site design (e.g. prominent bicycle racks for convenience and security)
5. Off-street parking should not be visually prominent; parking areas should be located internal to the site between, behind buildings or screened with landscaping or durable permanent architectural element to retain a pedestrian-friendly feel; enclosed parking is preferred

GARAGE DOORS

1. The design and detailing of the garages should be consistent with the architectural style of the building, especially when visible from the street
2. Blend garage entrances with the building façade using building base colour
3. In multi-unit residential developments, where individual front facing garage doors are unavoidable, the impact on the public realm may be mitigated by:
   a. Designing residential units with enough width to include attractive entrances and windows between garages;
   b. Recessing garage doors a minimum of 0.6m (2ft) behind the main building façade; and/or
   c. Limiting the width of the garage door to no more than 50% of the building width, as seen from the fronting road. Where severe grade limitation allows the garage to be located within the basement level, the maximum width limitation need not apply

APPLICABILITY (WHERE)



CATEGORY		OBJECTIVE		
	COMPREHENSIVE		Livable Neighbourhoods	6.5.1 .7 SECTION

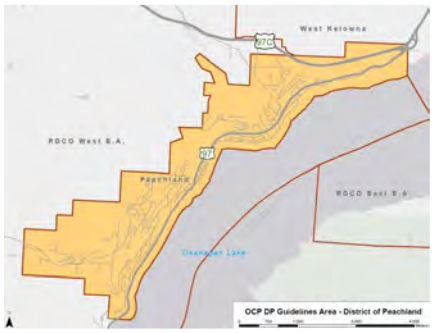
INTENT (WHY)

To create neighbourhoods where people are comfortable. The integration of indoor and outdoor spaces maximizes functionality and amenity to users; capitalizes on opportunities for activity and pedestrian experience in a well-organized streetscape in balance with respect for private space.

GUIDELINES (HOW) - BUILDINGS & STRUCTURES

1. Where residential uses are present, the mass of the building should be located close to the front yard setback to increase the amount of usable/ livable space in the rear yard
2. Front, rear or side yards may provide private amenity space depending on lot layout; outdoor space is adequately screened for privacy
3. Entries and main living spaces may be elevated approximately 1m from the fronting sidewalk or street grade
4. Balconies, decks and patios may be inset into the building to improve privacy; private areas may be screened with latticework or landscaping
5. Placement of windows, balconies and doors should be organized to ensure visual privacy between buildings in residential and mixed use areas (e.g. windows should be offset)
6. Roofing material should complement the overall building design and be selected with due consideration to views from above
7. Weather protection should be provided at doorway entrances

APPLICABILITY (WHERE)



BEST PRACTICES:

The sequence and timing of a development may be specified in the development permit to reduce impacts such as interference with residential enjoyment, construction interference, unsightly premises and environmental impacts.

CATEGORY		OBJECTIVE		
	COMPREHENSIVE		Livable Neighbourhoods	6.5.1 .8 SECTION

INTENT (WHY)

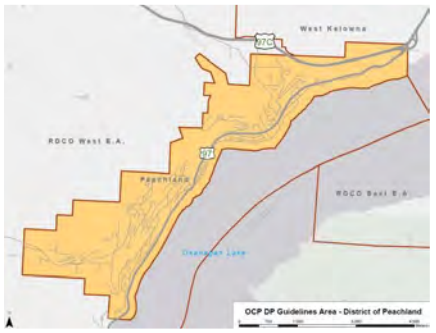
To create neighbourhoods where people are comfortable. The integration of indoor and outdoor spaces maximizes functionality and amenity to users; capitalizes on opportunities for activity and pedestrian experience in a well-organized streetscape in balance with respect for private space.

GUIDELINES (HOW) - LANDSCAPING

1. Landscaping of the most visually accessible lot frontages sets the impression for the neighbourhood and sets a precedence for future development; the quality, level of detail and overall design should be attractive and interesting
2. Landscaping may be used to clearly delineate private or semi-private space from public space without becoming a barrier to friendly interaction; visual interaction between residential buildings and pedestrian circulation is important to provide a sense of security and friendliness within a neighbourhood

3. Fencing (or hedging) along public frontage should be decorative and somewhat transparent to allow visibility and connection between the building and the sidewalk/street
4. Landscaping should incorporate living plant material, special pavements, low screen walls, gateways, planters or site furniture to enhance the landscape design
5. Use light-coloured pervious pavement wherever practical to reduce the heat-island effect and create a comfortable micro-climate
6. Landscaping, including trees and shrubs, should be completed within 6 months of building occupancy to increase privacy, shade and amenity

APPLICABILITY (WHERE)



TARGETS:

- Street trees are provided as a component of all new development
- Lanes are a community amenity first and a street second (especially Waldo Way)
- Tree plantings should be located 2 m back from the sidewalk or roadway at approximately 15m intervals
- The same tree species should be used on each side of the street
- Tree species are selected based recommendations from a qualified professional
- Parking areas feature trees to provide shade and shelter

GETTING COMFORTABLE

People are more willing to “get out of the car” and walk along sidewalks which appear to be interesting, attractive, comfortable, safe and populated; this will add vitality to the neighbourhood.

CATEGORY		OBJECTIVE		
	COMPREHENSIVE		Harmonious Neighbourhoods	6.5.1 .9 SECTION

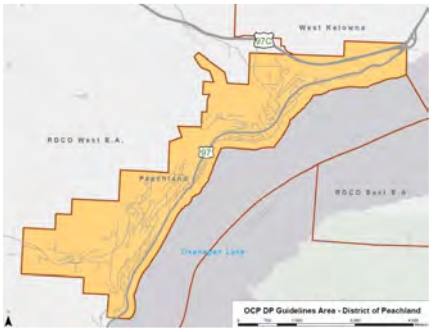
INTENT (WHY)

To create neighbourhoods where the physical form reduces land use conflict, prioritizes and supports harmonious relationships.

GUIDELINES (HOW) - BUILDINGS & STRUCTURES

1. To achieve harmonious integration with surroundings, development should be sensitive to the scale, mass and form of adjacent buildings
2. Design solutions: shape, height, rooflines, architectural features and exterior finishes should be complementary to the surrounding streetscape and the evolution of the community over time (e.g. align architectural features such as window rhythm, cornice lines to create visual continuity)
3. Building design should employ innovative and unique architectural design features to optimize site use (e.g. lake views, adaptable and flexible ground floor spaces that are able to respond to changing economies and reduce waste and lifecycle costs)
4. Building design and placement should address sunlight penetration, passive solar heating and cooling, natural ventilation, protection from prevailing winds and public views from adjoining building and public spaces
5. Site specific conditions may determine appropriate building height
6. Strategically locate elevator penthouses to reduce their visibility by integrating them with the roof design, building materials and colours
7. Shadow impacts on adjacent properties should be reduced by stepping the building inward or by reducing the overall building footprint
8. Noise impacts from high traffic roads upon private outdoor and indoor living spaces should be mitigated through building design
9. Conceal mechanical, electrical and service equipment/facilities or locate them away from public view [and hearing] on side or rear frontages
10. Loading areas should be designed to functionally accommodate truck maneuvering and be strategically located out of public view or otherwise be screened from public view

APPLICABILITY (WHERE)



TARGETS

- Design treatments respect both market and tourism appeal
- Base finishing materials should anchor the building to the street and create a sense of value, durability and permanence; the use of stone, brick, tile or masonry in natural colours and textures are encouraged

CATEGORY		OBJECTIVE		
	COMPREHENSIVE		Harmonious Neighbourhoods	6.5.1 .10 SECTION

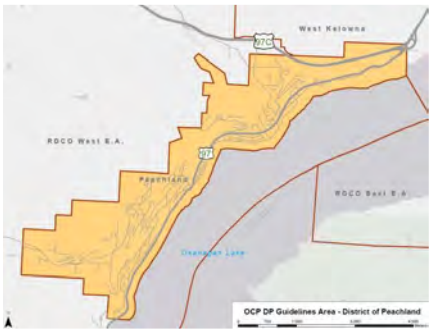
INTENT (WHY)

To create neighbourhoods where the physical form reduces land use conflict, prioritizes and supports harmonious relationships.

GUIDELINES (HOW) - SITE DESIGN

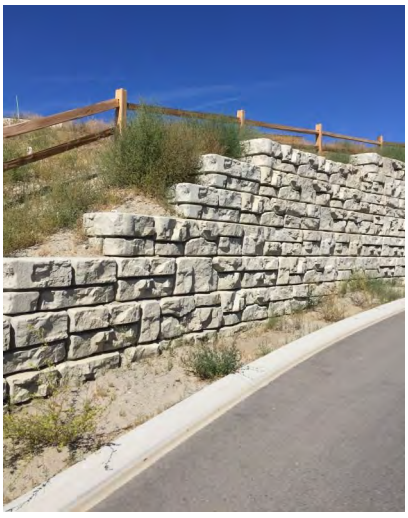
1. Parking lots should not abut streets and public open space; if parking areas must be sited adjacent to a street, they should be provided in small clusters screened with landscaping or durable permanent architectural elements to retain a pedestrian-friendly feel
2. Shared vehicle access and shared surface parking areas between adjoining sites is encouraged; consider parking lots and driveways as pedestrian priority spaces where vehicles are permitted
3. Practical access and yards for servicing garbage, recycling and waste bins should be landscaped to reduce the impact of adjacent properties and uses; i.e. screen parking and service (garbage bins) areas
4. Waste storage systems should be designed to eliminate negative odors from organic waste or other wastes that emit negative odors
5. Use landscaping to soften, embellish, buffer from noise and undesirable views and provide visual screening
6. High-intensity lighting shall generally not be considered in accordance with Dark Sky principles
7. Signs should be designed to complement the building façade, complimentary in both materials, and style and be located for pedestrian convenience
8. Where new development deviates from existing form and character blank firewalls should either be eliminated or adequately detailed to provide visual interest in the interim
9. Unimproved blank walls are discouraged; walls may be improved with any combination of:
   - Variations in colour and materials
   - Sculpted surfaces
   - Landscaped planters, trellises and arbours with planting
   - Murals, mosaics or public art
   - Windows or display cases

APPLICABILITY (WHERE)



TARGETS

- Maximum function; minimum land-use conflict
- Happy residents, business owners and visitors
- Voluntary compliance to District bylaws; A voluntary-compliance approach to bylaw enforcement is sufficient to meet the needs of the community
- A beautiful and sustainable community



CATEGORY		OBJECTIVE		
	COMPREHENSIVE		Healthy Neighbourhoods	6.5.1 .11 SECTION

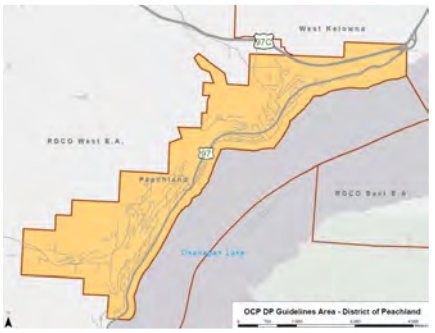
INTENT (WHY)

To create safe and walkable neighbourhoods, accessible by all, where people are comfortable living, working and engaging in the pursuit of healthy lifestyles. To build neighbourhoods that promote physical activity, both utilitarian (activity to get somewhere or do something) and recreational (activity during leisure time) in support of positive health outcomes in the community.

GUIDELINES (HOW) - BUILDINGS & STRUCTURES

1. Crime Prevention through Environmental Design principles and techniques should be implemented in building design
2. Opportunities for natural surveillance should be maximized; buildings should front onto a street, at a minimum windows should be oriented toward the primary street frontage to allow people to easily view what is happening around them during everyday activities
3. In buildings with little or no front yard setback, the first floor should be elevated higher than the street to enable better supervision of the street and to increase the privacy of first floor units
4. Where possible, first-floor units should provide individual entrances to the street to enhance the level of vitality, activity and pedestrian comfort on the street
5. Incorporate windows within enclosed stairwells to exhibit human scale, reduce their visual bulk and enhance safety
6. Where buildings are set back a significant distance from the street, they should have a sufficient presence to contribute to the street; consider opportunities for porches, picture windows and garden spaces
7. Access control between commercial and residential uses should visually distinguish the division between public and private spaces

APPLICABILITY (WHERE)



UNIVERSAL ACCESSIBILITY

1. Design to a high standard of accessible and adaptable design with the goal of accommodating the functional needs of all individuals including children, adults and those with visual, mobility or cognitive challenges
2. Barrier-free universal design principles should be integrated into main routes and points of entry (i.e. ground-level entrances without stairs and wide interior doors and hallways)

BEST PRACTICES: Stairs and a ramp are provided where there is a change in grade between the sidewalk and entrance

CATEGORY	COMPREHENSIVE	OBJECTIVE	Healthy Neighbourhoods	6.5.1 .12 SECTION

INTENT (WHY)

To create safe and walkable neighbourhoods, accessible by all, where people are comfortable living, working and engaging in the pursuit of healthy lifestyles. To build neighbourhoods that promote physical activity, both utilitarian (activity to get somewhere or do something) and recreational (activity during leisure time) in support of positive health outcomes in the community.

GUIDELINES (HOW) - SITE DESIGN

CONNECTIONS

1. Create supportive environments that increase social interaction by providing places to gather including front yards, accommodating entrance ways, public plazas or communal gardens in multi-unit residential developments
2. Connect parks, green spaces and recreational facilities with walkable connections that provide either loops or destinations via paths, trails or sidewalks suitable to the anticipated users (e.g. opportunities for challenging play for children)

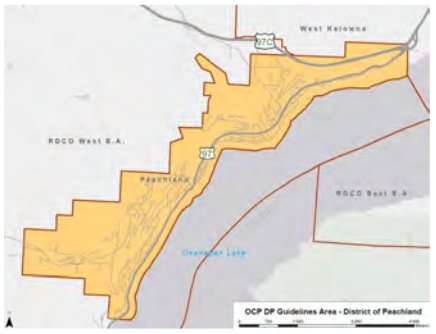
3. Access to active recreation areas such as playgrounds should be safe and located away from vehicular traffic
4. Routes should be obvious and convenient; major pedestrian walkways should have a hard, slip-resistant surface and borders should be well-defined through the use of alternate materials, textures or landscaping

5. Let-downs should be designed to accommodate wheelchair/scooter movement; raised curbs, landscaping and fencing should be avoided beside parking spaces for people with disabilities unless additional width is provided

6. Accessibility features should be integrated into the overall design to provide ease of access for all occupants and visitors, regardless of physical capabilities
7. Overall site layout should incorporate elements such as strong contrast of colours, paving treatments, bollards and tactile strips to facilitate ease of navigation and avoidance of obstacles

8. Accommodate transit stops on or adjacent to the site

APPLICABILITY (WHERE)



DESIGNING HEALTHY LIVING

Being physically active is strongly linked to:

- Better muscle strength, cardiovascular function and mental health.
- Healthy development in children and youth
- Healthy aging
- Reduced risk for premature death, even with a small increase in physical activity
- Reduced risk of diseases and conditions such as obesity, heart disease, some types of cancer, diabetes, dementia, osteoporosis and cardiovascular issues.
- Better health of people who are living with various diseases and conditions.

SOURCE: *Designing Healthy Living. The Chief Public Health Officer's Report on the State of Public Health in Canada in 2017*

TARGET:

More residents living in a safe and comfortable pedestrian environments that encourages walking.

INTENT (WHY)

To create safe and walkable neighbourhoods, accessible by all, where people are comfortable living, working and engaging in the pursuit of healthy lifestyles. To build neighbourhoods that promote physical activity, both utilitarian (activity to get somewhere or do something) and recreational (activity during leisure time) in support of positive health outcomes in the community.

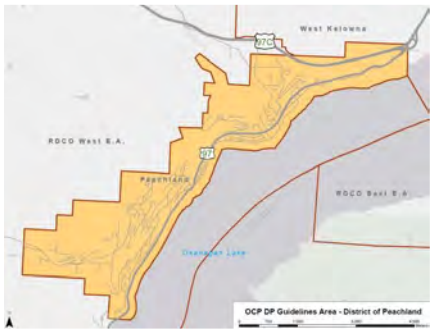
GUIDELINES (HOW) - SITE DESIGN

1. Implement Crime Prevention through Environmental Design concepts into all new developments to improve public safety and deter vandalism including but not limited to:
   - Clear identification of public and private areas (e.g., through signs and fences)
   - Removing litter and graffiti
   - Reducing unused or underused spaces (e.g. avoid large gaps along the street and dead-end pathways)
   - Improving surveillance (e.g. improve visibility, strategic placement of windows, good street lighting)
   - Locating Bicycle storage in secure locations

BEST PRACTICES—LIGHTING

1. Design should improve opportunities for surveillance, improve visibility and avoid creating dark or shadowy places (particularly blind spots near dumpsters and parking areas); all entrances, pedestrian pathways, open spaces and parking areas should have adequate lighting at a human level
2. All development should use low-impact lighting that reduces glare and spillage onto adjacent sites to illuminate uses and associated area.
3. Dark sky principles apply; lighting on private roads should be pedestrian focused and should be located at lesser intervals than standard streetlights to achieve appropriate illumination

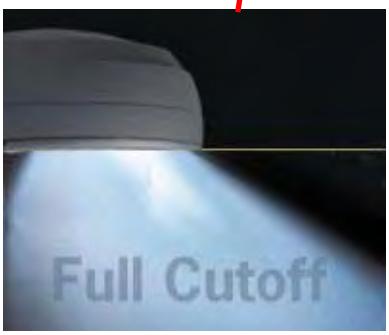
APPLICABILITY (WHERE)



EXAMPLES

BEST PRACTICES

Lighting luminaires should be a full cut-off or louver design that prevents light spill onto adjacent properties

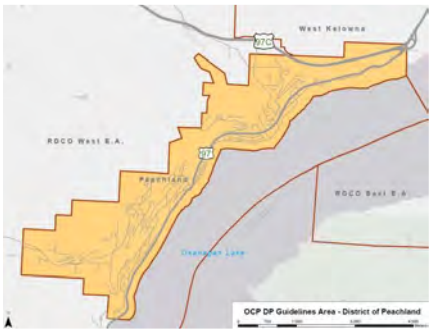


CATEGORY		OBJECTIVE		
	COMPREHENSIVE		Vibrant Neighbourhoods	6.5.1 .14 SECTION

INTENT (WHY)

To create vibrant, visually interesting, compact neighbourhoods and building forms that recognize and emphasize the unique characteristics of the neighbourhood; enhance a feeling of community, economic vitality, environmental awareness, permanence and social conscience. Visual quality contributes to a positive community image.

APPLICABILITY (WHERE)



GUIDELINES (HOW) - BUILDINGS & STRUCTURES

EMBRACING DIVERSITY

1. Include a mix of varied and compatible building styles to reinforce and enrich the character and vitality of the neighbourhood
2. Encourage diversity of design; the shape, height, rooflines, architectural features and exterior finishes should be varied within and suitable to the streetscape and the evolution of the community over time; recognize that uniformity in design is not found in nature
3. Building and site design should employ innovative and unique architectural design features to optimize site use (i.e. lake views, adaptable and flexible ground floor spaces that are able to respond to changing economies and reduce waste and lifecycle costs)
4. The skyline should provide interest from up close and from a distance
5. Create a positive relationship between the building and the street; portions of a building may be steeped back to facilitate pedestrian oriented activities such as merchandising, vending, resting, seating or dining (i.e. alcoves, courtyards, internal mall entrances and jogs in walls)
4. Corner buildings should maximize commercial frontage, serve as anchors for the rest of the block and include landmark architectural features such as:
   - Special or decorative canopies
   - Balconies or articulated roof line features
   - A corner entrance
   - A prominent public art element
7. Façade design should be visually interesting, engaging and respond to pedestrian needs by including:
   - Transparency at street level [by incorporating windows and creating interesting view corridors]
   - Lighting, display windows or public art at street level
   - Variations in colour, finishes, textures and interesting detail to allow the viewer to identify and remember the building
   - Building entries that are dramatic, inviting, easy to find and reflect the function of the use inside
   - Weather protection

TARGETS

- A diversity of residents and visitors are attracted to safely and affordably live, work, learn, shop and play
- Enhanced art and culture add a positive dimension to lifestyle and interest or intrigue within the community
- Increased economic activity (a.k.a. vitality!)

CATEGORY		OBJECTIVE		
	COMPREHENSIVE		Vibrant Neighbourhoods	6.5.1 .15 SECTION

INTENT (WHY)

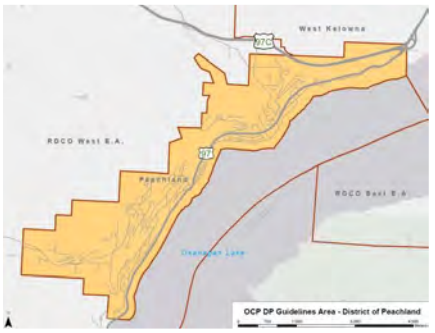
To create vibrant, visually interesting, compact neighbourhoods and building forms that recognize and emphasize the unique characteristics of the neighbourhood; enhance a feeling of community, economic vitality, environmental awareness, permanence and social conscience. Visual quality contributes to a positive community image.

GUIDELINES (HOW) - SITE DESIGN & LANDSCAPING

1. Landscaping reinforces the character of the neighbourhood by creating a harmonious setting within each lot, block and from block to block
2. Create an active and lively streetscape to attract people to public places
3. Streetscapes should provide a high level of pedestrian comfort and interest
4. Create focal points at street ends that encourage exploration; use end-of block focal points to draw people and activity down side streets
5. Site design should employ innovative and unique architectural design features to optimize site use (e.g. lake views, adaptable and flexible ground floor spaces that are able to respond to changing economies and reduce waste and lifecycle costs)
6. Feature public art to strengthen the role and prominence of arts and culture as an integral part of the identity of the neighbourhood and community
7. Activate lanes and public spaces with art and culture (e.g. art in public foyers and accessible outdoor public spaces)
8. Activate vacant sites or storefronts with community gardens, art displays and other interim users and improvements

TARGET: AN INTERESTING, WELL-ORGANIZED AND STRONG STREETSCAPE

APPLICABILITY (WHERE)

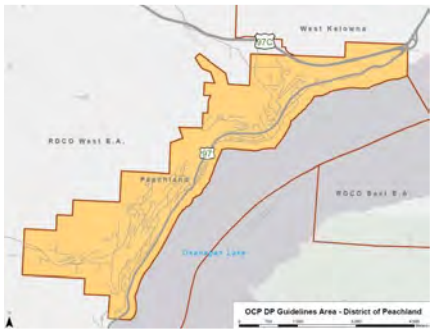


CATEGORY	COMPREHENSIVE	OBJECTIVE	Optimize Amenity	6.5.1 .16 SECTION

INTENT (WHY)

To protect and enhance amenity for current and future generations of Peachland residents and visitors. To capitalize on community assets, optimize views of natural and/or manmade features, add aesthetic appeal to the streetscape and provide privacy between dwelling units.

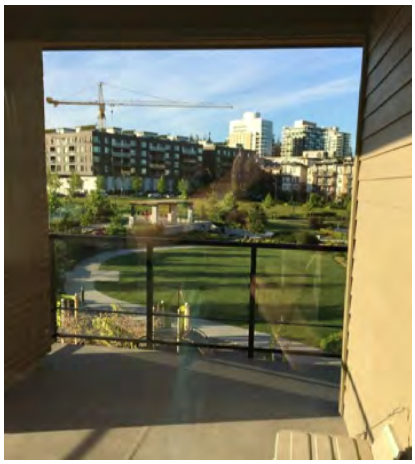
APPLICABILITY (WHERE)



GUIDELINES (HOW) - BUILDINGS & STRUCTURES

1. Building and site design should employ innovative and unique architectural design features to optimize site use (e.g. lake views, adaptable and flexible ground floor spaces that are able to respond to changing economies and reduce waste and lifecycle costs)
2. Buildings should be oriented to allow balconies and outdoor living spaces to take advantage of views of the lake and year round sun exposure
3. Reduce the visual impact and massing of enclosed elevator shafts with architectural treatments

VIEW OPPORTUNITIES:



BEST PRACTICES

NEIGHBOURHOOD AMENITY

A consistent design theme for the community reflects the desire to step development down the hillsides towards the lake. The intent is to protect the integrity of the public space at the waterfront, the pedestrian scale along key streets, the small town character and the views to the waterfront wherever practical. While the scale may be different than in Kelowna, the concept is the same.

CATEGORY	COMPREHENSIVE	OBJECTIVE	Optimize Amenity	6.5.1.17 SECTION

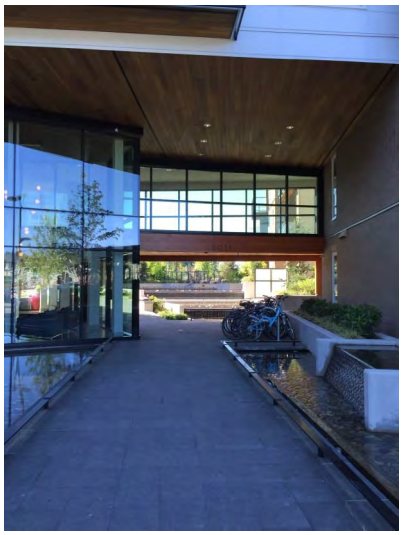
Intent (Why)

To protect and enhance amenity for current and future generations of Peachland residents and visitors. To capitalize on community assets, optimize views of natural and/or manmade features, add aesthetic appeal to the streetscape and provide privacy between dwelling units.

Guidelines (How) - Site Design & Landscaping

Views

1. Breaks in development/structures to allow view corridors through to the lake in the form of laneways, courtyards, outdoor amenity areas will be encouraged
2. Use views to add interest and reinforce the natural character or an identity which is unique to man made features within the neighbourhood
3. Site design should optimize existing views and vistas and create new ones where possible



Improve Connection—Reduce Conflict

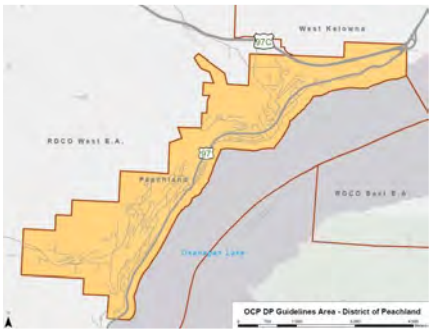
Landscaping

1. Site planning and landscaping should consider the view and shadow impact on adjacent buildings and public areas; whenever possible, solar exposure should be maximized
2. Landscaping should be used to define the streetscape, add visual interest, soften the transition between and buffer adjacent land uses
3. Consider opportunities to locate buildings around significant on-site trees or tree clusters, existing vegetation or other important natural features to reinforce a 'green' image and provide natural and visual amenity

Parking Areas

1. Parking areas should be located close to main building entrances or have a direct access route to the building; signage may be used to assist locating pedestrian routes and building entrances
2. Where parking areas have the potential to be a source of noise and light that may affect adjacent residential units landscaping should be used to mitigate impacts

Applicability (Where)



Example of views Corridor

Best Practices

Landscaping should consider existing landscape features, sun access, privacy and usability; natural habitat is protected and urban ecology enhanced where practical

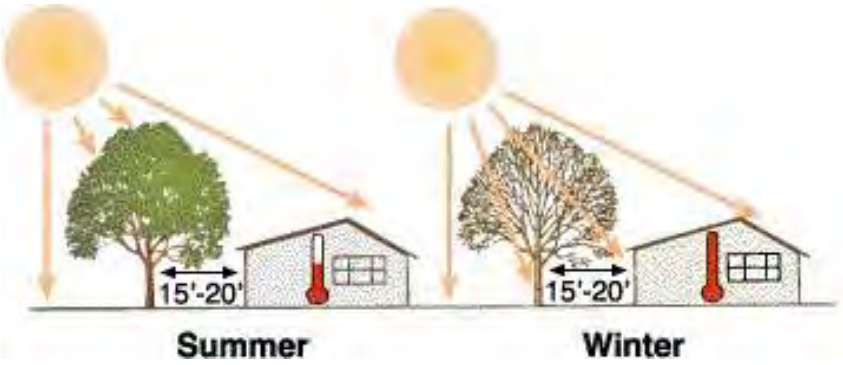
INTENT (WHY)

To improve neighbourhood and community sustainability and advance towards Official Community Plan and BC Climate Action targets.

APPLICABILITY (WHERE)

GUIDELINES (HOW) - BUILDINGS & STRUCTURES

1. Building design should incorporate current construction technology which may include energy and water conservation and efficiency features such as passive heating, lighting and cooling
2. Buildings are oriented to optimize the benefits of solar orientation



3. Use building-scale green building strategies such as eco-roofs, waste heat capture, solar generation, solar shading, geothermal, etc. in new and retro-fits of existing buildings (e.g. harvest stormwater from roof surfaces and reuse for irrigation

BEST PRACTICES

- Incorporate renewable energy/ GHG reduction systems, such as geothermal, hydrothermal, solar energy generation and waste heat capture where these technologies can be employed without disruption of the neighbourhood character objectives
- District asset management decisions consider GHG reduction and energy and water conservation targets

LED LIGHTING:

- The installation of LED lighting and other leading-edge technologies is encouraged

INTENT (WHY)

To improve neighbourhood and community sustainability and advance towards Official Community Plan and BC Climate Action targets.

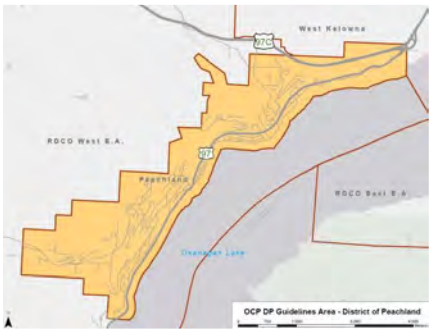
GUIDELINES (HOW) - SITE DESIGN & LANDSCAPING

1. Use natural systems and features of the site and its surroundings as a starting point for project design (e.g. solar orientation)
2. Electrical re-charging stations for vehicles should be provided in strategic locations
3. Energy and water conservation and efficiency features should be incorporated into landscape design (e.g. landscape amenity space over parking structures)
4. Native and/or drought tolerant, Okanagan-appropriate plant species shall be used in all landscaping to decrease watering requirements; Use drip irrigation at night to reduce evaporation
5. Design landscaping to moderate the effect of wind where appropriate
6. Deciduous trees may be used to provide shade in summer and let light into living spaces in the winter
7. Natural drainage may be accommodated on site using techniques such as rain gardens, vegetated swales, separation of impervious surfaces, installation of below surface infiltration beds and tree box filters
8. High-efficiency, water-saving, automatic irrigation systems should be provided to landscaped areas with particular attention to adequate watering during the establishment period to ensure survival of newly planted areas
9. Use landscaping as breaks in hard surfaces (e.g. parking areas, patios)
10. Non-essential impervious surfaces should be minimized; permeable parking pavers or shallow concrete swales may be used as an alternative treatment for surface drainage
11. Incorporate stormwater collection and infiltration systems to recharge and minimize pollution of the natural hydrology system
12. Integrated pest management measures are encouraged for landscape maintenance; herbicide and pesticide use is discouraged

BEST PRACTICES

- Landscaping should include native, drought-tolerant plants, provide seasonal colour and be complementary to plantings on neighbouring sites
- All landscaping work and plant material conforms to the most recent edition of the British Columbia Landscape Standard published by the British Columbia Society of Landscape Architects

APPLICABILITY (WHERE)



LANDSCAPING CAN BE USED TO:

- Add visual interest (seasonal variety and colour), help define or enclose open space, moderate the effects of climate (cool street surfaces), provide shade and reduce the impact of winds
- Soften the effect of large architectural feature or parking
- Reduce glare from buildings
- Create eco or “green” roofs on new buildings (planted with vegetation appropriate to the local climate i.e. xeriscaping) to provide both amenity space and environmental benefits such as providing habitat, filtering air pollution, infiltrating stormwater and countering the heat island effect. Include space for urban agriculture and gardens where irrigation can be accommodated.
- Increase the urban forest and advance towards the 30% tree canopy coverage

CATEGORY		OBJECTIVE		
	INTENSIVE RESIDENTIAL		Sensitive Integration	6.5.2 .1 SECTION

INTENT (WHY)

To integrate a variety of housing types, including smaller, more affordable, lower maintenance residential housing forms into existing neighbourhoods and to successfully transition from low density residential to more intensive residential uses. New development should both preserve and enhance the special natural, historical or aesthetic features that help define the identity of the neighbourhood and be consistent with the future vision for the area.

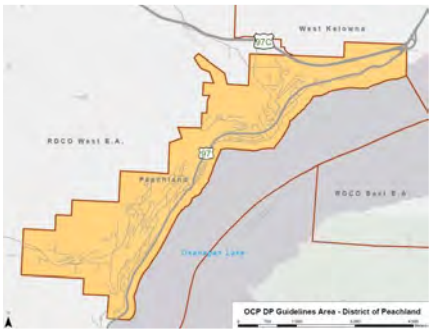
GUIDELINES (HOW) - BUILDINGS & STRUCTURES

1. Building mass, scale and height should relate positively to and complement the rhythm of adjacent buildings and the pattern of neighbourhood.
2. Building height should be limited to three storeys; except:
   a. in manufactured home parks and manufactured home subdivisions wherein height should be limited to a single storey; and
   b. along Beach Avenue where height should step down to two storeys at the front lot line.
3. Building height should be reduced by accommodating residential living space within the truss system of a proposed building using dormers
4. Shadow impacts on adjacent properties should be reduced by stepping the building inward or by reducing the overall building footprint
5. Strong primary roof forms should be supported by secondary roofs, gables, sheds or integrated skirt roofs to express a hierarchy and to visually support the primary roof line
6. Roof pitches should reflect the predominant style in the neighbourhood
7. Garage roofing should reflect the general character of the dwelling
8. Roofing material should complement the overall building design
9. Minimum and maximum front yard setbacks should reflect existing setbacks
10. Windows should be of a simple configuration, strategically located and where possible, positioned uniformly within the building frame
11. Exterior finishes should have a common theme; treatment around all windows and doors should be of a consistent or coordinated design
12. Landscaping should be used to soften the transition and provide a buffer between adjacent land uses

NEIGHBOURHOOD CHARACTER

Neighbourhood Character may be defined as how the features of an area come together to make a particular place distinctive. All new development should make a positive contribution to an area's character, protecting and contributing to its valued natural, built and community qualities. It is also important to consider how the area will change over time.

APPLICABILITY (WHERE)



EXAMPLES

Examples of plan variations within the same building footprint

Best Practices (Options)

The use of exterior building materials similar to those used in older residential neighbourhood (i.e. combinations of wood, brick, stucco and stone).

Best Practices (Options)

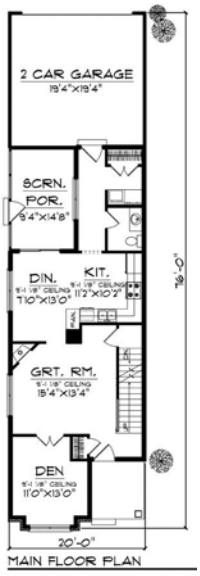
Wall-to-window area ratios and the amount and type of open space provided can be used to preserve the proportions and patterns of existing residential dwellings.

Best Practices (Options)

Where possible, parking is accessed from a rear lane.

Best Practices (Options)

Where it is not possible to achieve buildings of similar size and proportion to the surrounding residential buildings, the fronts of the buildings can be designed to create the appearance of smaller structures either by staggering the dwelling units or visually breaking up the façade with architectural detailing.



MAIN FLOOR PLAN

CATEGORY	INTENSIVE RESIDENTIAL	OBJECTIVE	Livable Neighbourhoods	6.5.2 .2 SECTION

Intent (Why)

To create comfortable, integrated indoor and outdoor living spaces respecting both the residential privacy and pedestrian experience in a well-organized streetscape.

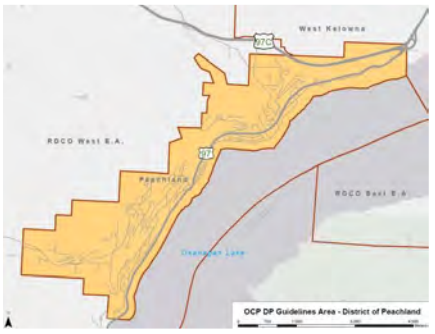
Guidelines (How) - Site Design & Landscaping

1. Landscaping should delineate “private or semi-private space from public space without becoming a barrier to friendly interaction in the front yard
2. Hedging in the front yard may delineate private and public spaces but should be kept low (no greater than 1m in height)
3. Fencing in the front yard should be decorative and somewhat transparent or be combined with a landscape screen (such as picket type fence)
4. Landscaping should incorporate living plant material, special pavements, low screen walls, gateways, planters or site furniture to enhance the landscape design
5. A minimum of 40% of the front yard should be landscaped with trees, shrubs and perennials
6. Rear or side yards may provide private amenity space depending on lot layout; outdoor space is adequately screened for privacy
7. Side yards should be landscaped to reduce the impact of adjacent properties and uses; i.e. screen parking and service (garbage bins) areas
8. Landscaping at corner lots shall not obscure the sightlines of motorists
9. Landscaping, including trees and shrubs, should be completed within 6 months of occupancy of the residence(s) to increase privacy, shade and amenity
10. Entries and main living spaces may be elevated approximately 1m from the fronting sidewalk or street grade to create privacy
11. Weather protection should be provided at doorway entrances
12. Balconies, decks and patios may be inset into the building to improve privacy; private areas may be screened with latticework or landscaping
13. Placement of windows, balconies and doors should be organized to ensure visual privacy between residences
14. Windows should be spaced so that they do not align directly with those of other buildings
15. Frosted windows may be used to protect privacy

Best Practices

Scale and location of planting material should be consistent with the context, complimentary to the building style and neighbourhood character to create a harmonious and unifying landscape along residential streets.

Applicability (Where)



Examples

Transparent fencing separates the public space from semi-private space

Brickwork creates a sense of permanence

Landscaping may be combined with low fencing to create a sense of separation

CATEGORY		OBJECTIVE		
	INTENSIVE RESIDENTIAL		Vibrant Neighbourhoods	6.5.2 .3 SECTION

INTENT (WHY)

To create vibrant, visually interesting, compact housing forms that recognize and emphasize the unique characteristics of the neighbourhood and enhance a feeling of permanence and community.

GUIDELINES (HOW) - BUILDINGS & STRUCTURES

1. The shape, rooflines and architectural features and exterior finishes should be varied within a neighbourhood; i.e. using gables, hips and dormers
2. Stone, brick or similar materials should be used to create a sense of permanence
3. Stepped or alternate massing may be used to avoid a box-like appearance
4. Upper floors should be proportionally smaller than the lower floors
5. Window should be visually prominent and be emphasized through the use of complimentary accent colours, exterior casings and trim or similar architectural feature
6. A combination of two or more building materials, in colours that reflect the Okanagan landscape with low value or brightness, should be used
7. Significant repetition between adjacent houses should be avoided; identical designs should not be repeated within three adjacent properties

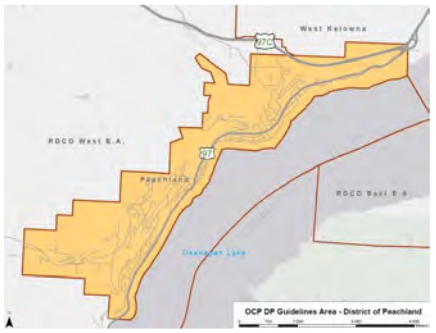
EXAMPLES

Various styles can achieve balanced proportions

SINGLE DETACHED OR MULTI-UNIT RESIDENTIAL

One style - Two building types

APPLICABILITY (WHERE)



EXAMPLES

Varied roof forms and architectural styles create character

CATEGORY	INTENSIVE RESIDENTIAL	OBJECTIVE	Sense of Community	6.5.2 .4 SECTION

INTENT (WHY)

To create and emphasize the connected relationship between the residences, the street and the community; to promote the observation and natural surveillance of the street for comfort and safety while ensuring that spaces are designed to provide the features and amenities suitable to the needs of residents.

GUIDELINES (HOW) - BUILDINGS & STRUCTURES

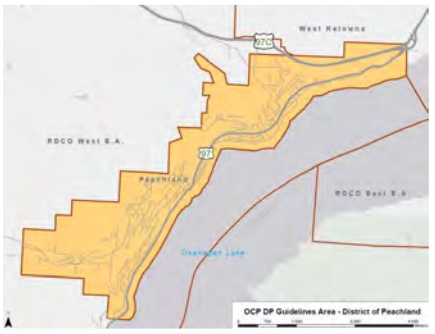
1. Buildings should front on abutting streets; main entrances should face the street, be clearly visible and be directly accessed from the public sidewalk or street by a safe, accessible, hard surface walkway
2. In multi-unit residential buildings each ground-floor residence should be connected to the street
3. Entries and main living spaces should be elevated no more than 1m from the fronting sidewalk or street grade, unless water table or flood construction levels dictate otherwise

GUIDELINES (HOW) - SITE DESIGN & LANDSCAPING

1. Seating areas may be located in the front yard setback to promote the interaction of residents with people on the sidewalk
2. Small front yards, front porches, balconies, verandas and covered entryways may be used to create exterior living space
3. The mass of the dwelling should be located close to the front setback to increase the amount of usable/livable space in the rear yard
4. Parking areas may signal and accommodate alternative uses, such as play areas, by using alternative materials to those used on roadways
5. Private roads and lanes should provide efficient circulation, encourage appropriate speed through physical design and accommodate pedestrian use through the use of alternative paving materials or grade changes

Changes of surface finishes signals changes in purpose

APPLICABILITY (WHERE)



EXAMPLES

Front yard living areas encourage

CATEGORY	INTENSIVE RESIDENTIAL	OBJECTIVE	Celebrate People and Place	6.5.2 .5 SECTION

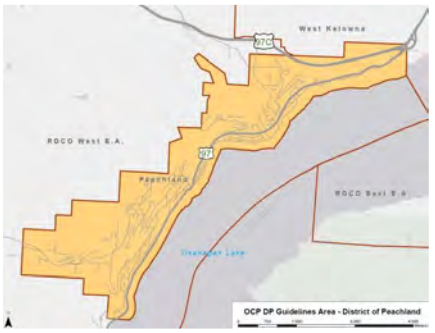
INTENT (WHY)

To make people and place the focus in residential neighbourhoods; to celebrate buildings and outdoor activity space; to avoid undesirable gaps along the street and to prioritize the pedestrian experience by reducing the visual prominence of off-street parking.

GUIDELINES (HOW) - PARKING

1. Architectural features should define entryways and useable outdoor space
2. Off-street parking should not be visually prominent; the massing of garages should be secondary to the primary form of the home; garages may be recessed behind the front façade of the principle dwelling to achieve this
3. Parking areas should be enclosed, located between or behind buildings or screened with landscaping
4. The design and detailing of the garage should be consistent with the architectural style of the home, especially when doors are visible from the street
5. Covered parking should be enclosed
6. Where front facing garage doors are unavoidable, the impact on the public realm may be mitigated by:
   a. Designing residential units with enough width to include attractive entrances and windows between garages
   b. Recessing garage doors a minimum of 0.6m (2ft) behind the main building façade
   c. Providing interior spaces that overlook the street
   d. Limiting the width of the garage door to no more than 50% of the building width, as seen from the fronting road. Where severe grade limitation allows the garage to be located within the basement level, the maximum width limitation need not apply

APPLICABILITY (WHERE)



EXAMPLESEXAMPLES OF HOW ARCHITECTURAL FEATURES AND LANDSCAPING CAN DEFINE OUTDOOR SPACE

CATEGORY	INTENSIVE RESIDENTIAL	OBJECTIVE	Optimize Views	6.5.2 .6 SECTION

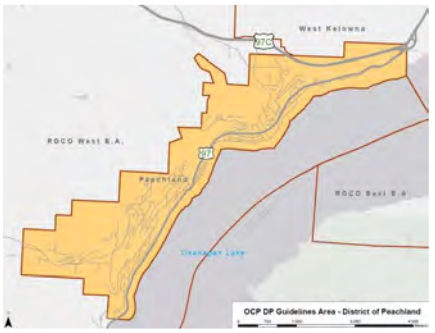
INTENT (WHY)

To capitalize on community assets, optimize views of natural and/or manmade features, add aesthetic appeal to the streetscape and provide privacy between dwelling units.

GUIDELINES (HOW) - SITE DESIGN & LANDSCAPING

1. Landscaping should be used to define the streetscape, add visual interest, soften the transition between and buffer adjacent land uses
2. Buildings should be oriented to allow balconies and outdoor living spaces to take advantage of views and year round sun exposure
3. Interesting views and focal points into and out of the site may be created with landscaping
4. Landscaping, including trees and shrubs, should be completed within 6 months of occupancy of the residence(s) to increase privacy, shade and amenity
5. Side yards should be landscaped to reduce the impact of adjacent properties and uses; i.e. screen parking and service (garbage bins) areas
6. Winter effect should be considered in landscape design
7. Native soils, trees, vegetation and habitat should be retained on site wherever possible
8. Okanagan-appropriate tree, shrub and perennial plant species should be used in landscaping

APPLICABILITY (WHERE)



NEIGHBOURHOOD CHARACTER

The front yard is the “public” face of any property and it is usually the most visually accessible to the greatest number of people. The quality, level of detail and overall design of the front yard sets the impression for the neighbourhood.

BEST PRACTICES

Landscaping should consider existing landscape features, sun access, privacy and usability; natural habitat is protected where possible

INTENT (WHY)

To create safe and walkable neighbourhoods, accessible by all, where people are comfortable to live and engage with neighbours.

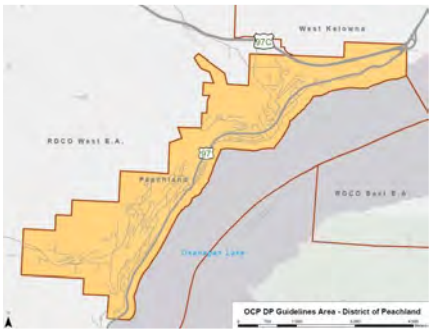
GUIDELINES (HOW) - SUBDIVISION & SITE DESIGN

1. Large and undesirable gaps along the street should be avoided; the pedestrian experience should be prioritized by integrating sidewalks and trails into the neighbourhood
2. Street trees should be provided as a component of all new development (Tree plantings should be located 2.0m back from the sidewalk or roadway at approximately 15.0m spacing; the same species should be used on each side of the street)
3. Crime Prevention through Environmental Design principles and techniques should be implemented in neighbourhood and building design
4. Opportunities for natural surveillance should be maximized; windows should be oriented toward the primary street frontage to allow people to easily view what is happening around them during everyday activities
5. Lighting on private roads should be pedestrian focused and should be located at lesser intervals than standard streetlights to achieve appropriate illumination
6. High-intensity lighting shall generally not be considered in accordance with Dark Sky principles
7. Barrier-free universal design principles should be integrated into main routes and points of entry
8. Building entrances should provide weather protection
9. Routes should be obvious and convenient
10. Raised curbs, landscaping and fencing should be avoided beside parking spaces for people with disabilities unless additional width is provided
11. Let-downs should be designed to accommodate wheelchair/scooter movement

BEST PRACTICES—ACCESSIBILITY

- Accessibility features should be integrated into the overall design to provide ease of access for all residents, regardless of physical capabilities
- Pathways and other pedestrian routes should be constructed of a hard, slip -resistant surface with a minimum width of 920mm and avoid slopes of more than 1 unit rise for every 12 units of length
- Overall site layout should incorporates elements such as strong contrast of colours, paving treatments, bollards and tactile strips to facilitate ease of navigation and avoidance of obstacles

APPLICABILITY (WHERE)



EXAMPLES

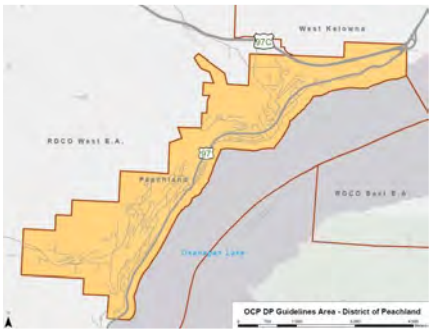
BEST PRACTICES

Lighting luminaires should be a full cut-off or louver design that prevents light spill onto adjacent properties

INTENT (WHY)

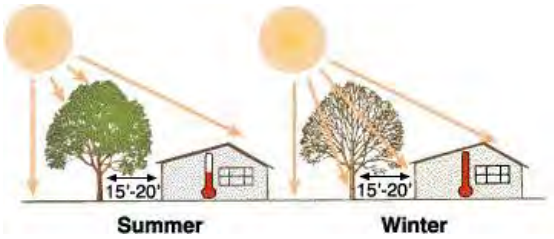
To improve neighbourhood and community sustainability and advance towards Official Community Plan and BC Climate Action targets.

APPLICABILITY (WHERE)



GUIDELINES (HOW)

1. Energy and water conservation and efficiency features should be incorporated into building and landscape design
2. Native and/or drought tolerant, Okanagan-appropriate plant species shall be used in all landscaping
3. Landscaping may be designed to moderate the effect of wind where appropriate
4. Deciduous trees may be used to provide shade in summer and let light into living spaces in the winter



5. Natural drainage may be accommodated on site using techniques such as rain gardens, vegetated swales, separation of impervious surfaces, installation of below surface infiltration beds and tree box filters
6. Permeable parking pavers or shallow concrete swales may be used as an alternative treatment for surface drainage

7. Non-essential impervious surfaces should be minimized
8. Building design may incorporate passive heating, lighting and cooling
9. Buildings are oriented to optimize the benefits of solar orientation

EXAMPLES OF XERIOSCAPING

BEST PRACTICES

- Permeable and decorative surfacing materials such as brick, concrete pavers, textured concrete, coloured paving or grasscrete may be used in place of solid expanses of asphalt or concrete
- FireSmart landscaping techniques shall be employed (i.e. no combustible mulch)

7.0 TEMPORARY USE PERMIT AREAS

.1 The Official Community Plan provides for the application of Temporary Use Permits in all areas of the District.

.2 The District will only consider the application of Temporary Use Permits (TUPs) in unique circumstances that are transitory in nature, and in which a TUP is deemed by the District to be the most suitable planning tool available.

.3 The proposed land use should not create an unacceptable level of negative impact on surrounding permanent uses.

8.0 DEVELOPMENT APPROVAL INFORMATION

The Director of Planning and Development Services may exercise the powers of Council under Section 487 of the *Local Government Act* to require development approval information in respect of an application made pursuant to the District of Peachland Development Approval Procedures Bylaw, as amended from time to time, be provided by the applicant, at the applicant's expense.

Where the OCP specifies circumstances or designates areas in which "development approval information" may be required, the Director of Planning and Development Services may require that the applicant provide development approval information in a written report certified by a Qualified Professional and that:

.1 Complies with and fully addresses the terms of reference which are provided by the Director of Planning and Development Services in accordance with the Development Approvals Procedures Bylaw as amended from time to time;

.2 Identifies and defines the context, interaction, scope, magnitude and significance of the anticipated impacts of the activity or development on the community, as well as the data and methodological accuracy, assumptions, uncertainties and acceptability thresholds on which the report is based and how the anticipated impacts may cumulatively contribute to existing risks, stressors and threats;

.3 Provides recommendations for conditions or requirements Council or the Director of Planning and Development Services may impose to mitigate, ameliorate or compensate for anticipated impacts; and

.4 Provides recommendations and details costs for modifications to the environment, or construction of works, to mitigate, ameliorate or compensate for anticipated impacts.

The terms of reference may require the applicant to provide information on and a systematic detailed assessment of:

.1 Compliance of the activity or development with the Official Community Plan and any other relevant District bylaw, plan or policy in preparation or adopted by Council;

.2 Compatibility with adjacent and community land uses, functions, form, character, aesthetics and scale of development;

.3 Socio-economic impacts affecting the day-to-day quality of life of people and communities, including direct and indirect economic impacts, demographics, housing, local services and socio-cultural issues;

.4 Land use impacts such as noise, vibration, glare and electrical interference;

.5 Landscape and visual impacts (nature, significance and magnitude) including view corridors and shadows, visual envelope, prominent features, experiential characteristics and landscape character;

.6 Transportation Demand Management (TDM) strategies, including, but not limited to transportation impacts, public transit, parking demand, traffic safety, pedestrian, cyclist and vehicular traffic flow or operation, trip generation site access and egress, network connectivity and accessibility;

.7 Retail impacts of a proposed commercial development, including but not limited to, the effects of additional competition, traffic impacts, the effects on tenancy and the impacts to neighbourhood stability;

.8 Air quality impacts including, but not limited to, pollution, dust, fumes, smoke and odours;

.9 Impacts to ground and surface water quality including, but not limited to, soil composition, profile, classification, agricultural suitability and capability, geologic process and terrain stability;

.10 Hydrological and/or hydrogeological assessment including, but not limited to, infiltration, interception, groundwater and overland flow, as well as hydrologic processes including accretion and erosion;

.11 Terrestrial and aquatic ecology including, but not limited to, biological diversity, impacts to flora and fauna, habitat size, complexity, fragmentation or isolation, change to suitability or capability, restoration, creation or enhancement;

.12 Historical, cultural and archaeological buildings, sites or assets;

.13 The phasing and timing of the activity or development;

.14 Hazardous conditions including, but not limited to, mud flow, debris torrents, erosion, land slip, rock falls, subsidence, avalanche, wildfire, flood, inundation or other hazard (including appropriate construction elevations and setbacks);

.15 Compatibility with adjacent District owned land, rights-of-way, covenants and easements;

.16 Local infrastructure and site servicing including, but not limited to, drainage, water, sewer or other utilities;

.17 Community facilities and services including, but not limited to, schools, parks, recreation, emergency protective and health services;

.18 Any other topic in relation to which the Director of Planning and Development Services considers the proposed activity or development impacts the jurisdiction of the District.

9.0 IMPLEMENTATION & ACTION PLANNING

9.1 AMENITY CONTRIBUTIONS

In 2011, the District integrated the concept of a community amenity contribution scheme into the OCP to fund the development of new public facilities or upgrades to existing public facilities not eligible for consideration through a Development Cost Charge (DCC) Program. Council implemented a Community Amenity Contribution Policy in pursuit of high quality public amenities and facilities to support citizen quality of life and enhance the District's ability to provide high quality services. Current local government legislation limits the collection of DCCs to pay for infrastructure related to roads, water, sewer, drainage and parkland acquisition (and limited park improvements). Other types of public amenities and facilities impose capital and on-going operating cost burdens that must be funded by general taxation unless an alternative funding scheme is established.

OBJECTIVE

To use amenity contributions provided in connection with new development adding new dwelling units or additional commercial or industrial floor space, as an important source of revenue for capital funding for amenities and public facilities in Peachland.

POLICY

.1 Continue to maintain a Community Amenity Reserve Fund as a mechanism for developing needed community amenities in the future;

.2 Developers are encouraged to consider assisting in the challenge of providing amenities in the community through contributing to the District's Community Amenity Reserve Fund; and

.3 Collect amenity contributions based on mutual agreement between the District and a development proponent as a result of:

a. Integration of "bonus density" through Zoning Bylaw provisions pursuant to the provisions of the *Local Government Act*, realized at either the subdivision or building permit stage for low density residential development and at the building permit stage for multi-unit residential development, whether low or

medium density, mixed use, commercial or industrial building types;

b. As agreed to as part of a Phased Development Agreement pursuant to the *Local Government Act*;
c. Or as authorized by enabling legislation that may become effective in the future.

9.2 RECOMMENDED ACTIONS

Upon adoption of this OCP the District should:

.1 Undertake a review of existing regulatory bylaws for consistency with the OCP and pursue required amendments as resources are made available;

.2 Add shore zones to the Zoning Bylaw to protect shoreline and aquatic assets;

.3 Update the Development Approvals Procedures Bylaw to reflect new Development Permit types;

.4 Update explanatory information available to Qualified Professionals preparing technical reports to satisfy OCP policies and guidelines (i.e. Terms of Reference for Environmental, Geotechnical, Hydrogeological or Hazard reports);

.5 Undertake a phased program to accomplish the following:

a. Develop realistic development scenarios based on current and anticipated land values for each neighbourhood with due consideration to development constraints including but not limited to legal lot dimensions/subdivision pattern, topography, hazard conditions, jurisdiction for approvals, land and construction costs, market opportunities;

b. Assess the servicing capacity of District infrastructure in the Downtown and Beach Avenue Neighbourhoods;

c. Review the density targets for each future land use designation relative to a and b above;

d. Amend OCP future land designation density targets as may be required; and

e. Identify and prioritize infrastructure improvements required to realize envisioned densities in these Neighbourhoods;

f. Amend the District's infrastructure master plans accordingly.

.6 Establish and follow a regular schedule of plan and bylaw review and updates to ensure continued fulfilment of legislative obligations and satisfaction of community service imperatives;

.7 Continue to integrate environmental and natural hazard information into the Geographical Information System (GIS) as it becomes available and undertake timely amendments of OCP objectives and policies impacted by new information;

.8 Continue to monitor parking demand and update the Downtown Parking Management Plan as may be required to address issues as they arise including but not limited to the need for pay parking;

.9 Consider appropriate revisions to the OCP once the outcomes of the Provincial Ministry of Transportation and Infrastructure's Peachland Transportation Study and Central Okanagan Planning Study are known;

.10 Use the District's Capital Expenditures Program, Development Cost Charge Program and asset management framework should further the objectives and policies of the OCP.

10.0 DEFINITIONS

CLIMATE ACTION means strategies and techniques undertaken in the development of new buildings and structures to reduce overall environmental impact. These may include but should not be limited to architectural features, landscaping, and energy conservation and management.

CLUSTER HOUSING means planned clusters of single family and duplex housing in a strata format with urban services to preserve topography, natural features, open space or environmentally sensitive features.

HEALTHY BUILT ENVIRONMENT means the human-made or modified physical surrounding in which people live, work, and play that have been designed so as to prioritize active forms of transport such as walking and cycling.

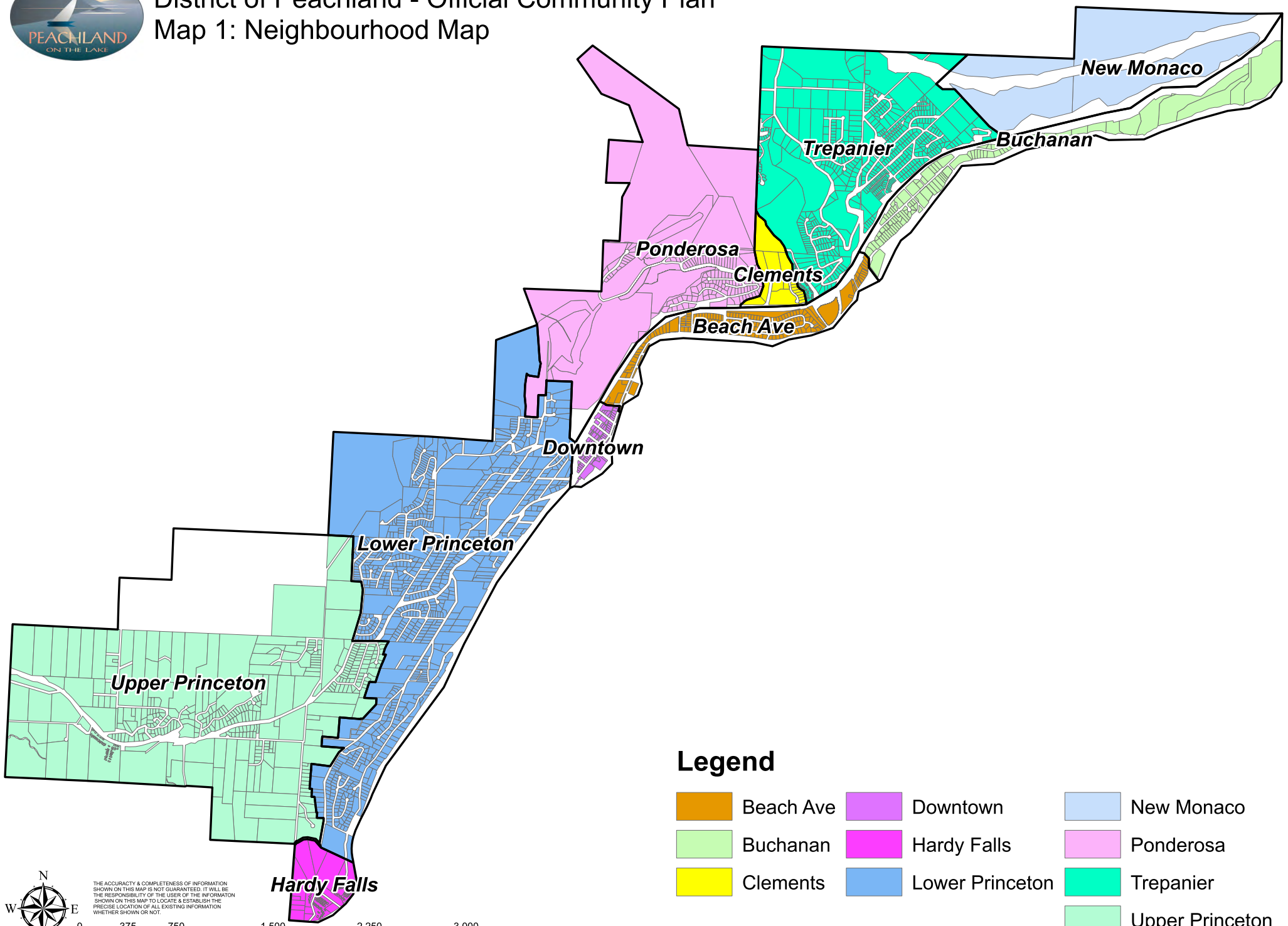
NATURAL AREAS means privately or publicly held land that should remain free from development; generally including steep slopes, wetlands, rock outcrops, ravines and stream corridors. The shoreline of Okanagan Lake is also considered a natural area. These areas are protected through Development Permit Area guidelines.

PARKS means publicly owned land, including beaches, lakeside parks, playing fields, passive parks, natural parks, provincial parks and green belts.

SHORELINE MANAGEMENT AREA means the 11.25 km of Okanagan Lake shoreline located within the municipal boundaries including the water, foreshore and upland areas defined in Schedule ‘1’ of this bylaw.

TRAILS means a system of paths or walkways for pedestrian or cycling use and may be developed through parks, natural areas, and along residential streets.

District of Peachland - Official Community Plan
Map 1: Neighbourhood Map



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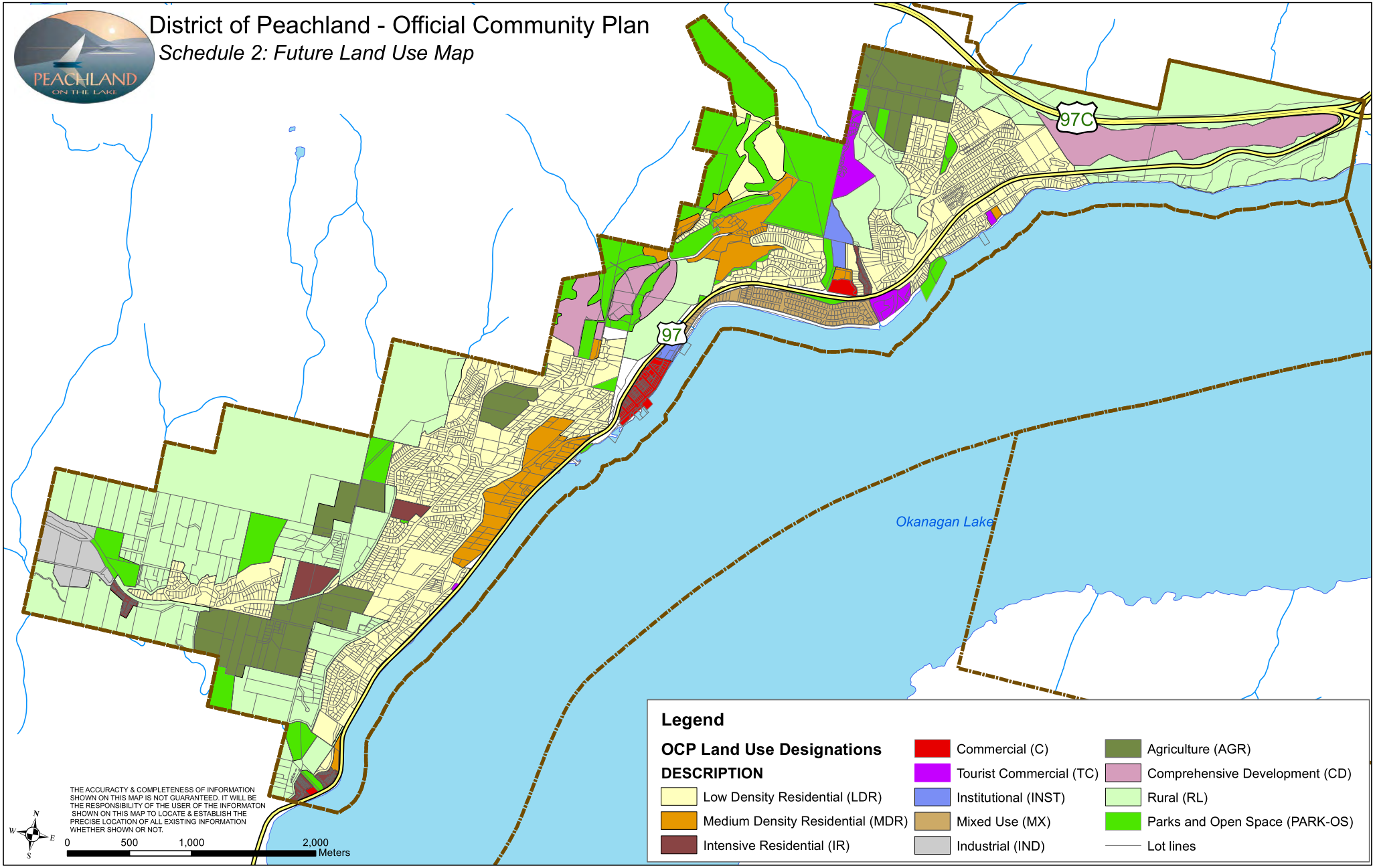
District of Peachland - Official Community Plan

Schedule 2: Future Land Use Map



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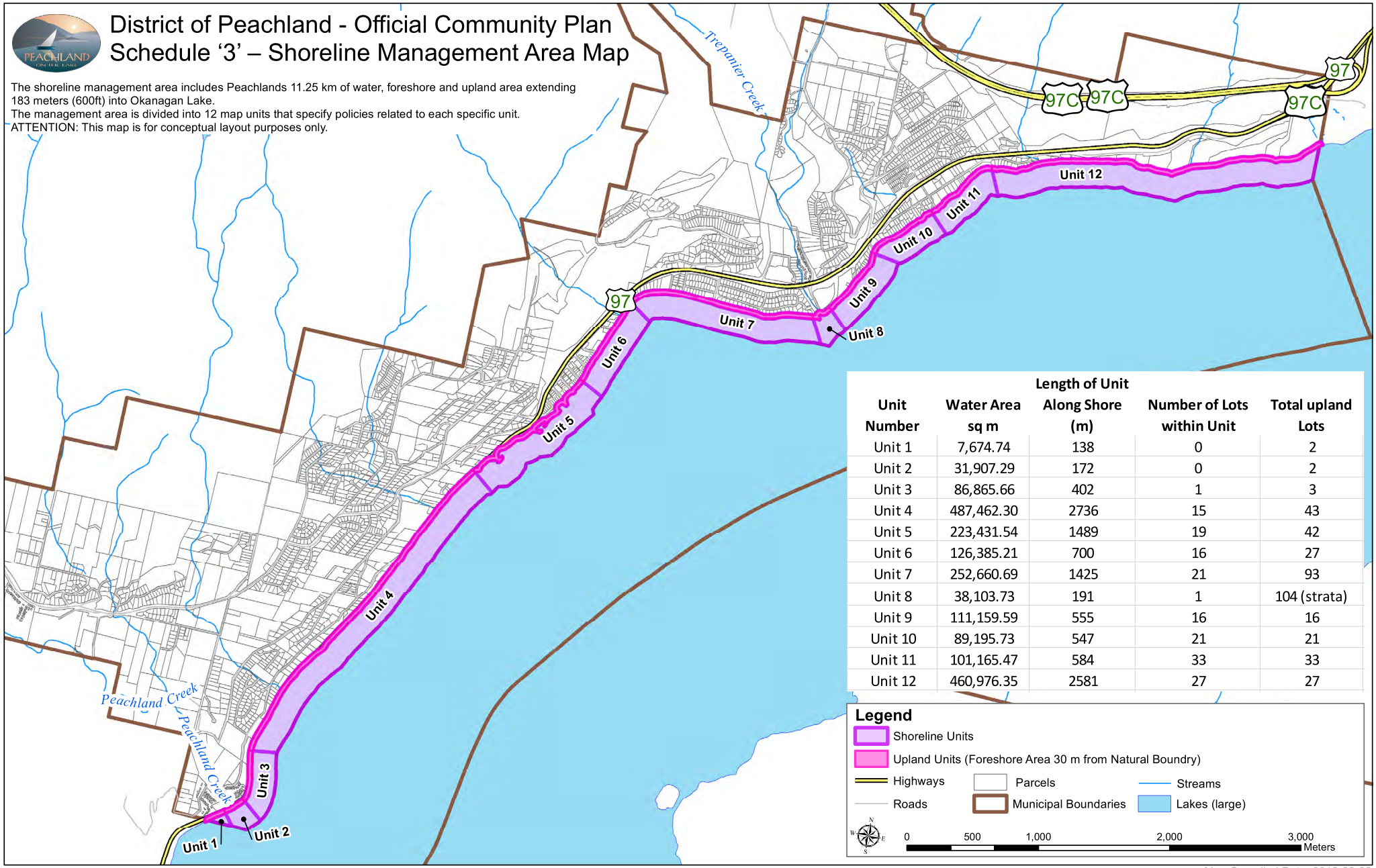
District of Peachland - Official Community Plan
Schedule '3' – Shoreline Management Area Map

The shoreline management area includes Peachlands 11.25 km of water, foreshore and upland area extending 183 meters (600ft) into Okanagan Lake.
The management area is divided into 12 map units that specify policies related to each specific unit.
ATTENTION: This map is for conceptual layout purposes only.



Unit Number	Water Area sq m	Length of Unit Along Shore (m)	Number of Lots within Unit	Total upland Lots
Unit 1	7,674.74	138	0	2
Unit 2	31,907.29	172	0	2
Unit 3	86,865.66	402	1	3
Unit 4	487,462.30	2736	15	43
Unit 5	223,431.54	1489	19	42
Unit 6	126,385.21	700	16	27
Unit 7	252,660.69	1425	21	93
Unit 8	38,103.73	191	1	104 (strata)
Unit 9	111,159.59	555	16	16
Unit 10	89,195.73	547	21	21
Unit 11	101,165.47	584	33	33
Unit 12	460,976.35	2581	27	27

Legend

- Shoreline Units
- Upland Units (Foreshore Area 30 m from Natural Boundry)
- Highways
- Roads
- Parcels
- Municipal Boundaries
- Streams
- Lakes (large)

0 500 1,000 2,000 3,000 Meters

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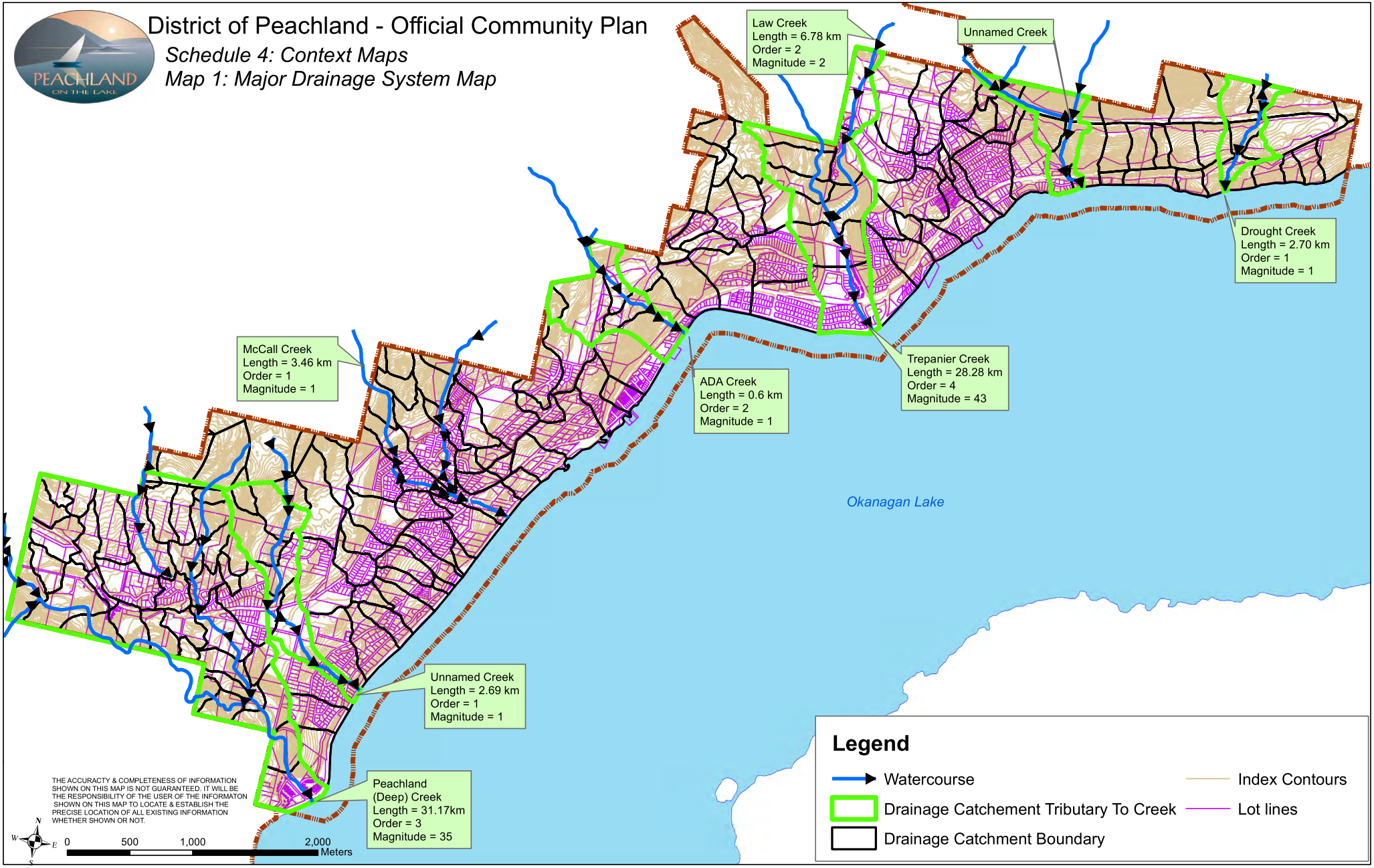
Map Compiled Date: 2018-02-22

District of Peachland - Official Community Plan

Schedule 4: Context Maps

Map 1: Major Drainage System Map



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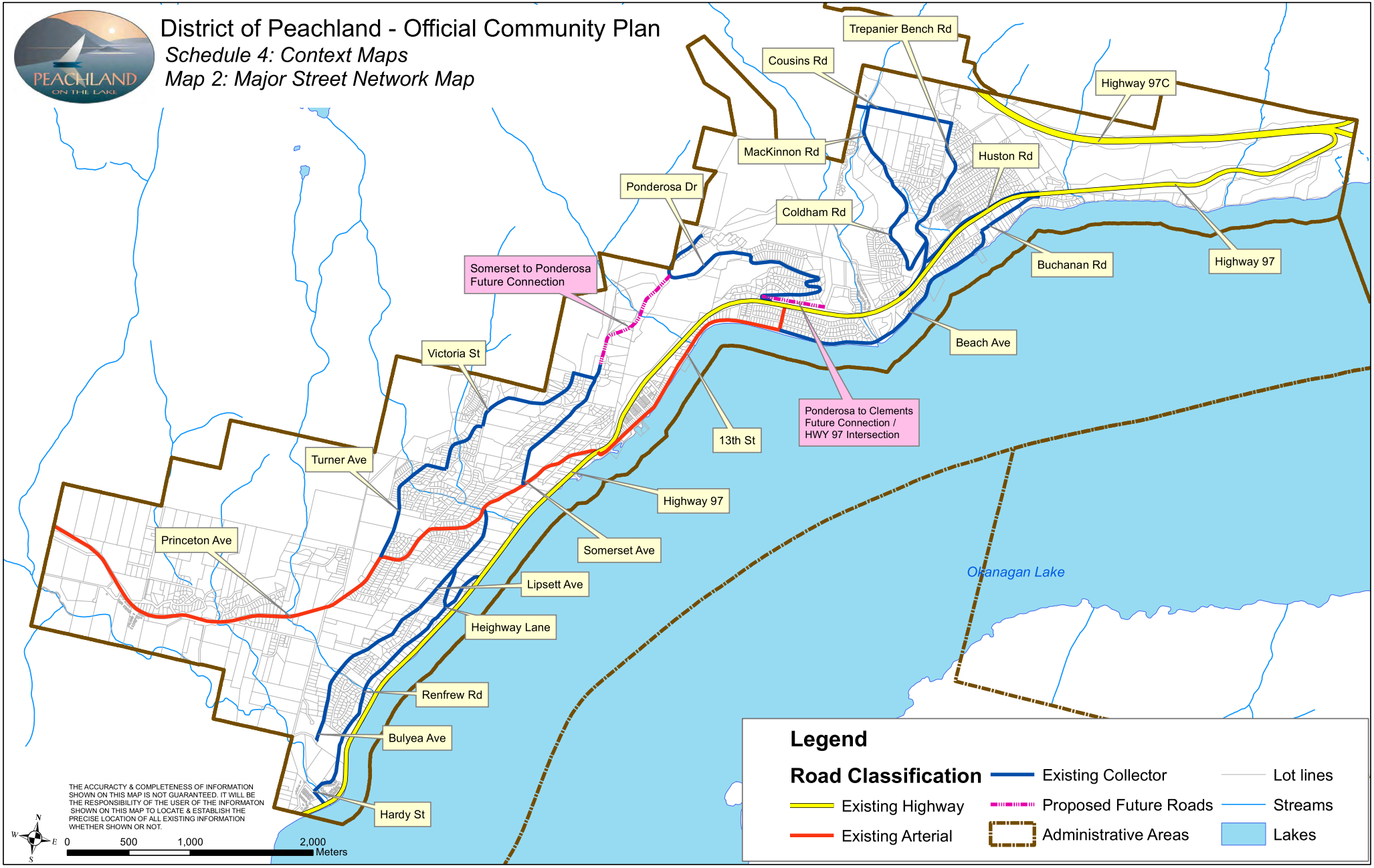

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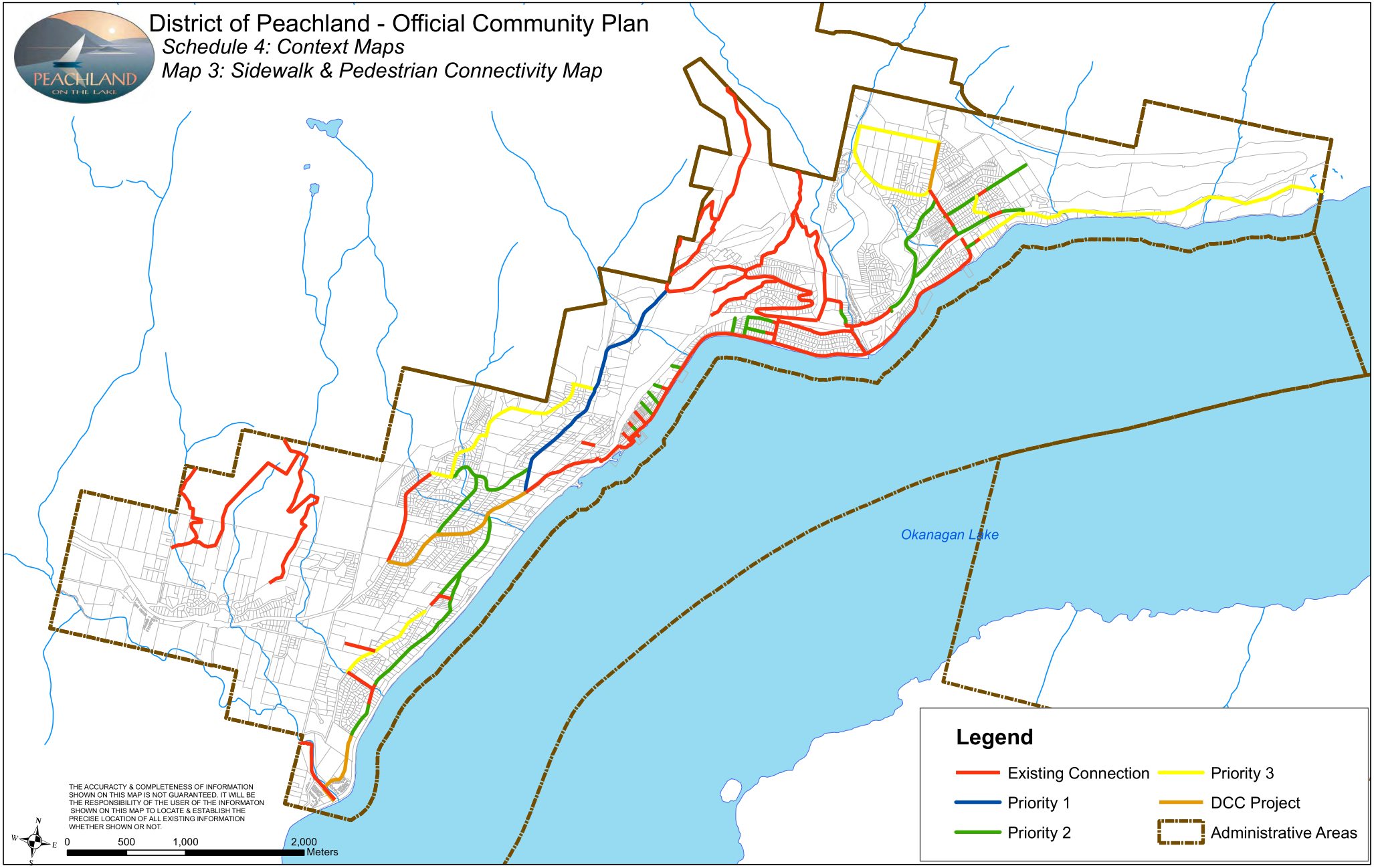
District of Peachland - Official Community Plan

Schedule 4: Context Maps

Map 3: Sidewalk & Pedestrian Connectivity Map



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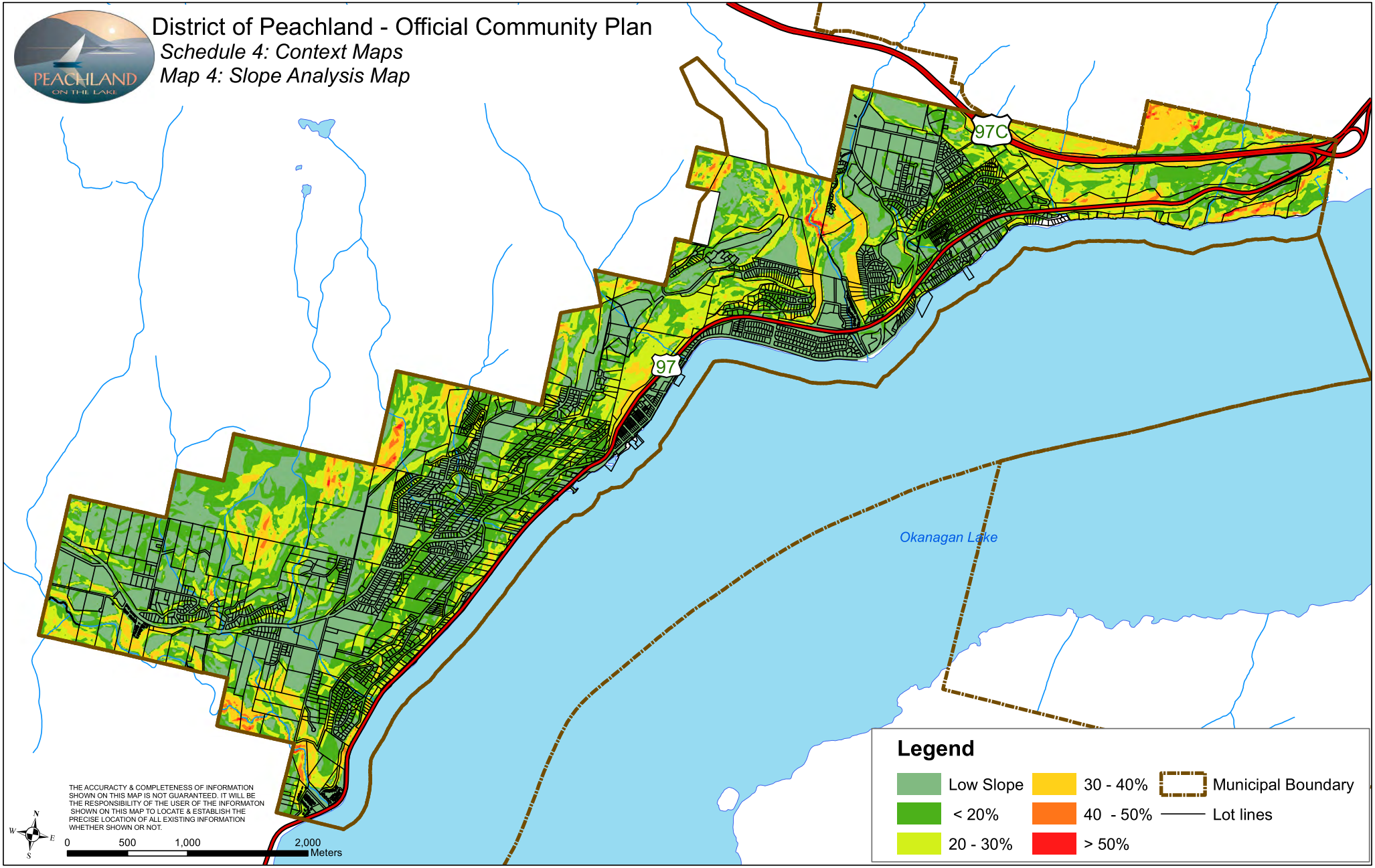
District of Peachland - Official Community Plan

Schedule 4: Context Maps

Map 4: Slope Analysis Map



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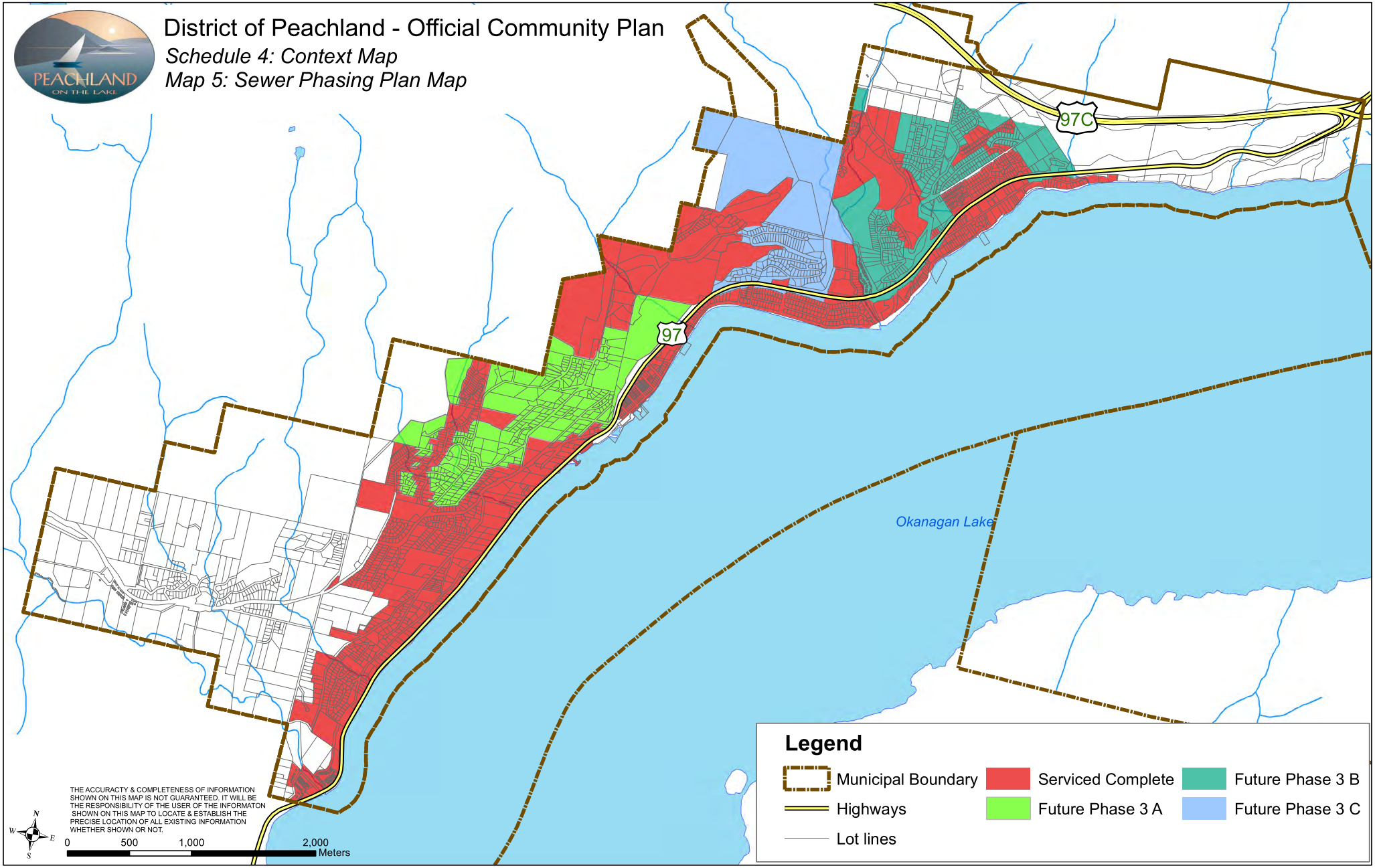
District of Peachland - Official Community Plan

Schedule 4: Context Map

Map 5: Sewer Phasing Plan Map



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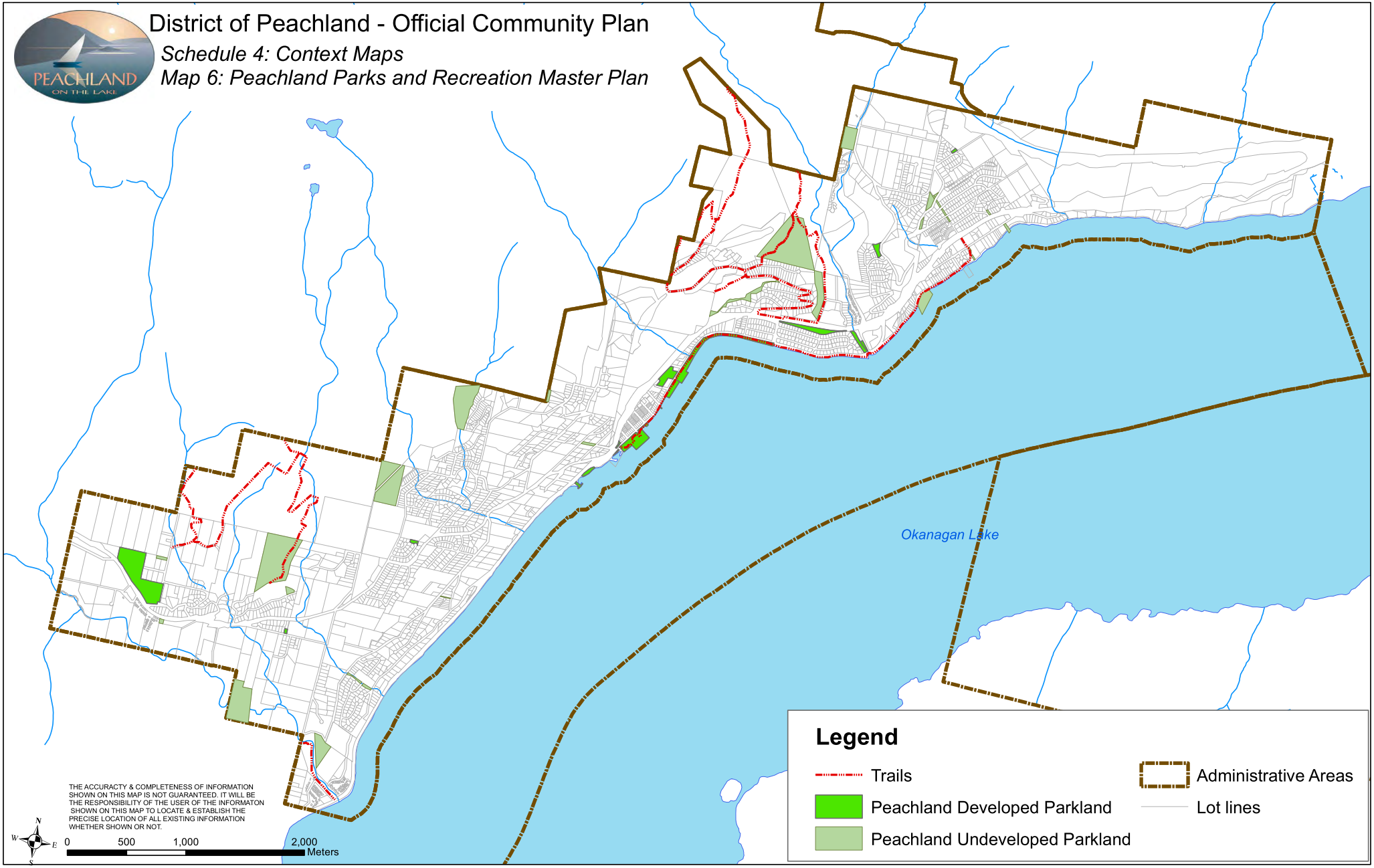
District of Peachland - Official Community Plan

Schedule 4: Context Maps

Map 6: Peachland Parks and Recreation Master Plan



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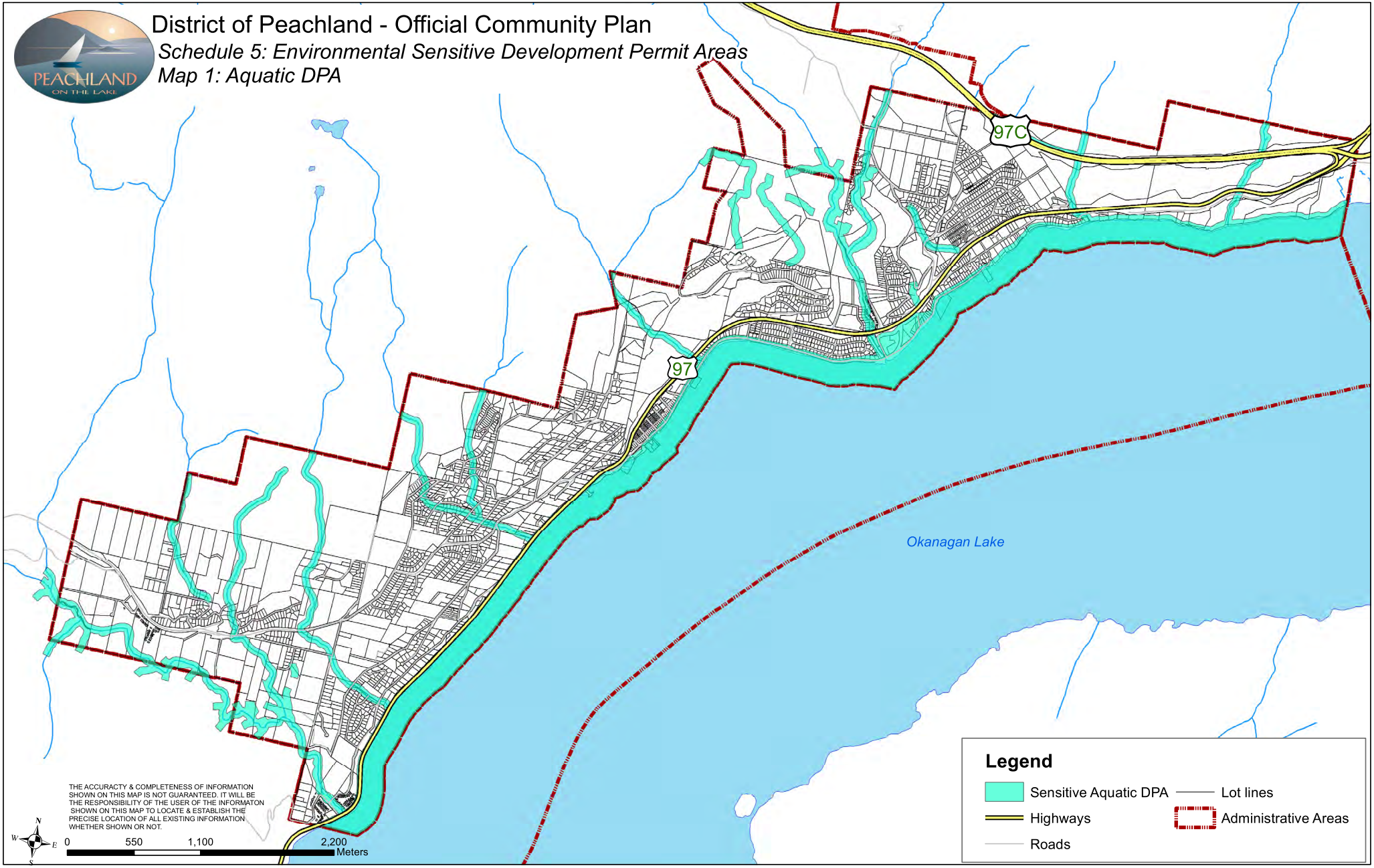
District of Peachland - Official Community Plan

Schedule 5: Environmental Sensitive Development Permit Areas

Map 1: Aquatic DPA



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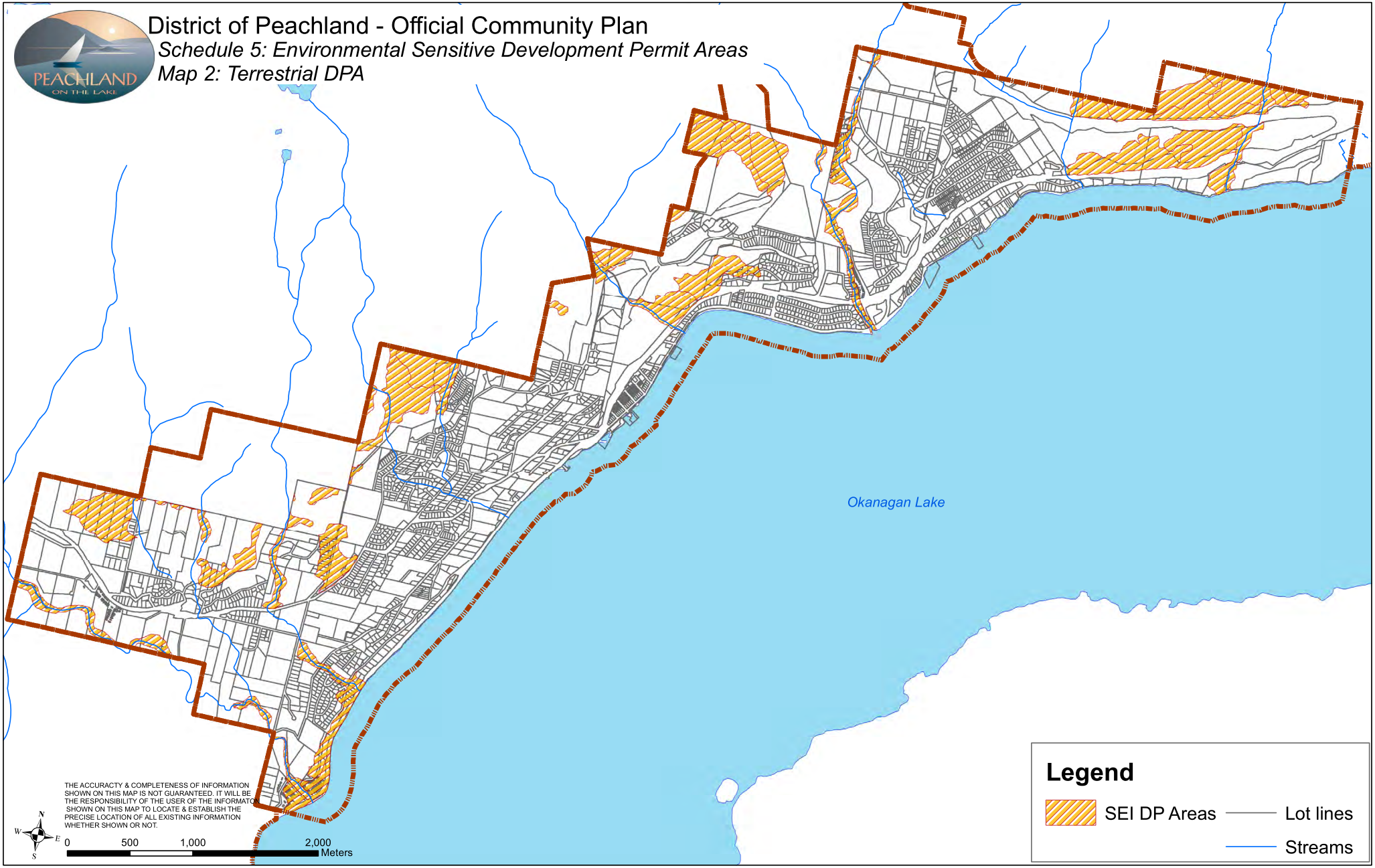
District of Peachland - Official Community Plan

Schedule 5: Environmental Sensitive Development Permit Areas

Map 2: Terrestrial DPA



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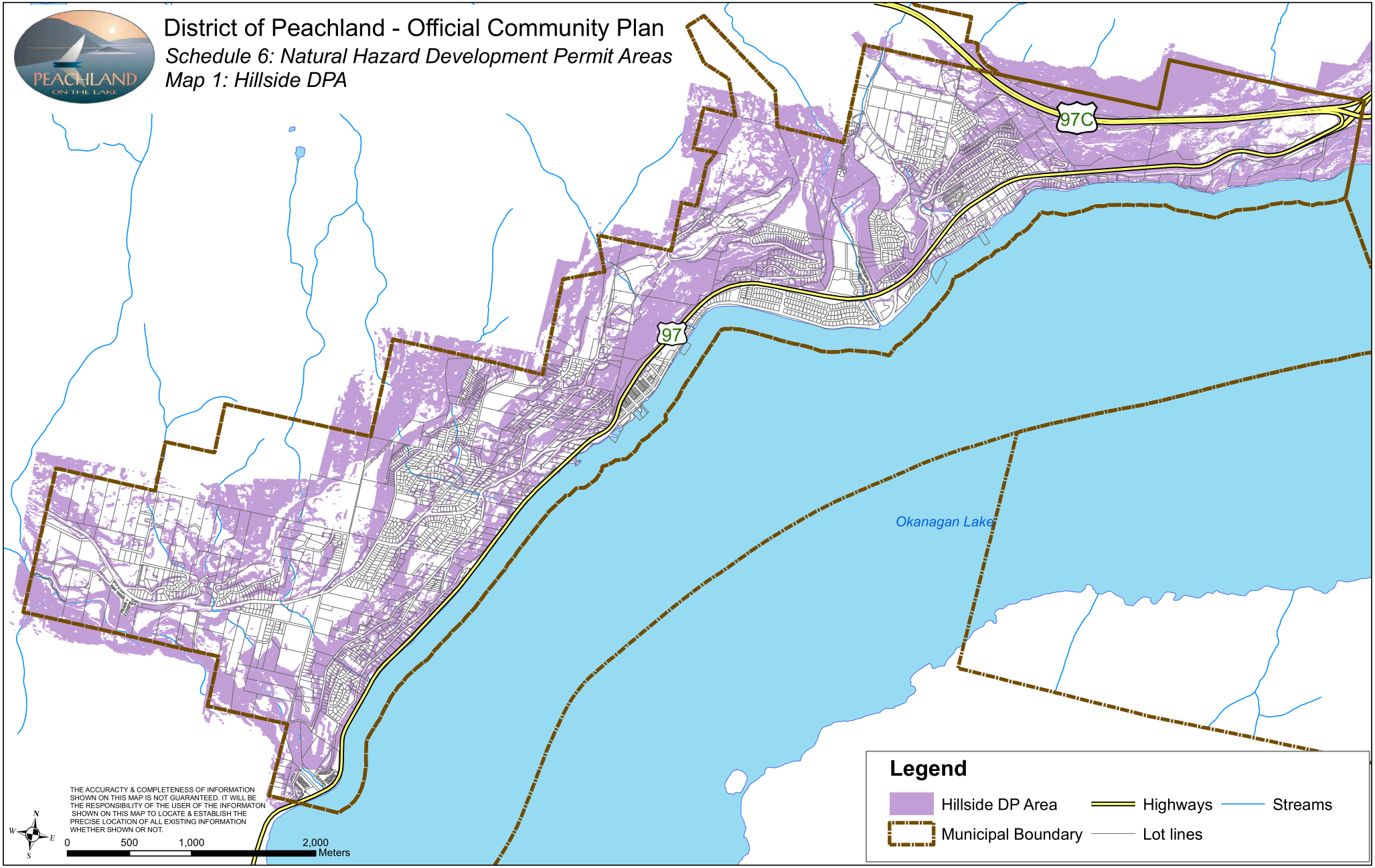
District of Peachland - Official Community Plan

Schedule 6: Natural Hazard Development Permit Areas

Map 1: Hillside DPA



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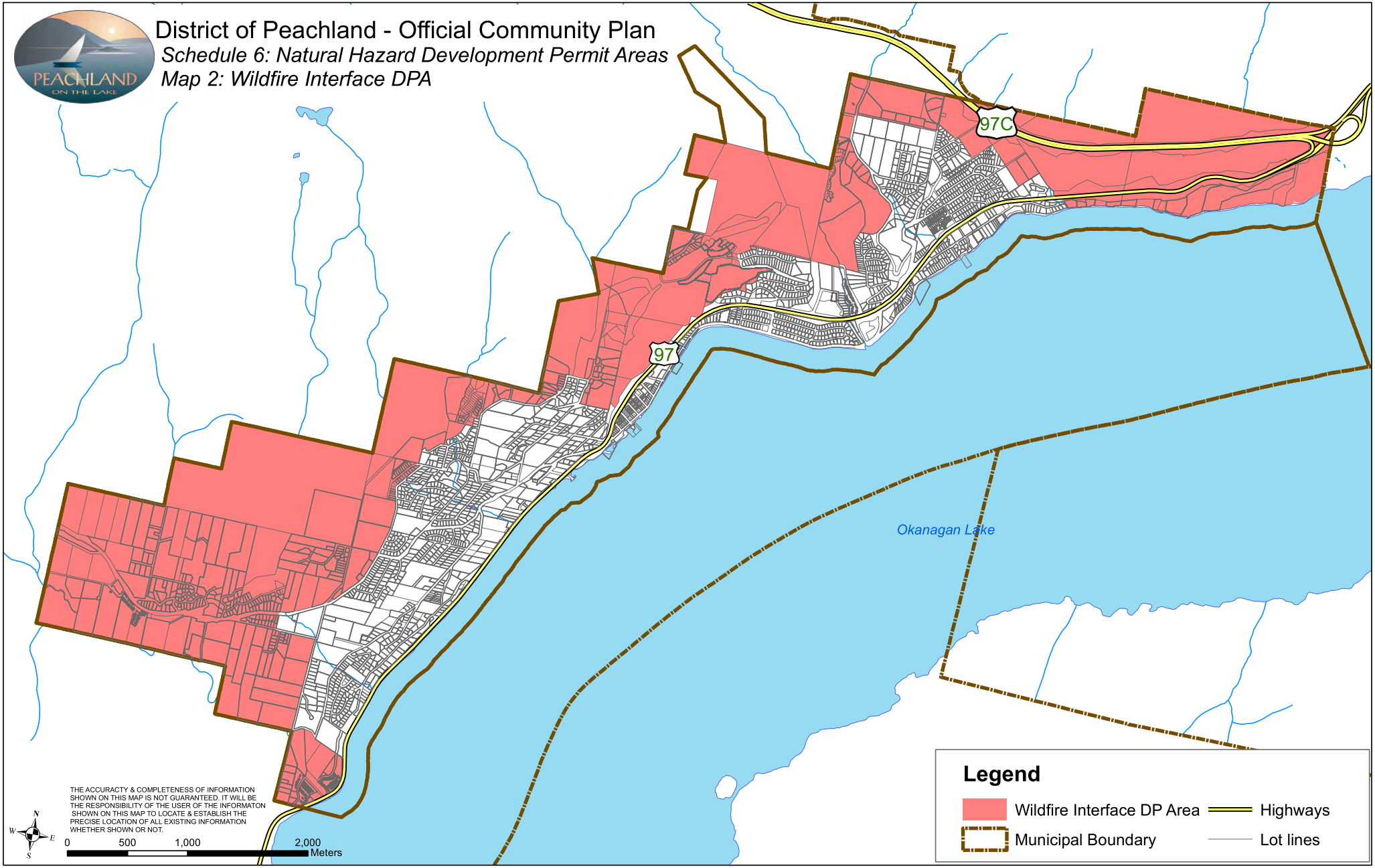
District of Peachland - Official Community Plan

Schedule 6: Natural Hazard Development Permit Areas

Map 2: Wildfire Interface DPA



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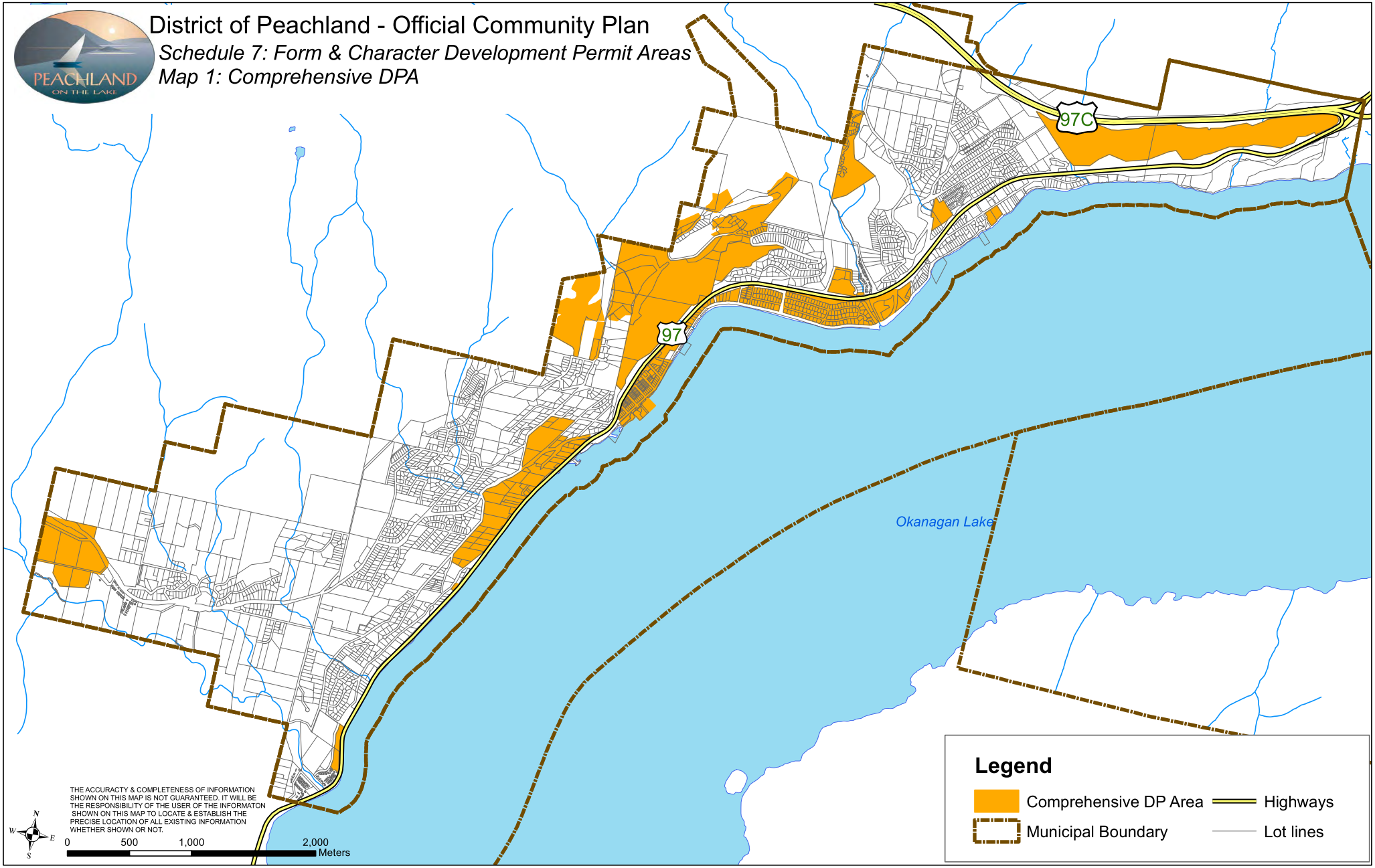
District of Peachland - Official Community Plan
Schedule 7: Form & Character Development Permit Areas
Map 1: Comprehensive DPA
97C
97
Okanagan Lake
Legend
Comprehensive DP Area
Highways
Municipal Boundary
Lot lines
THE ACCURACTY & COMPLETENESS OF INFORMATION SHOWN ON THIS MAP IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATON SHOWN ON THIS MAP TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.
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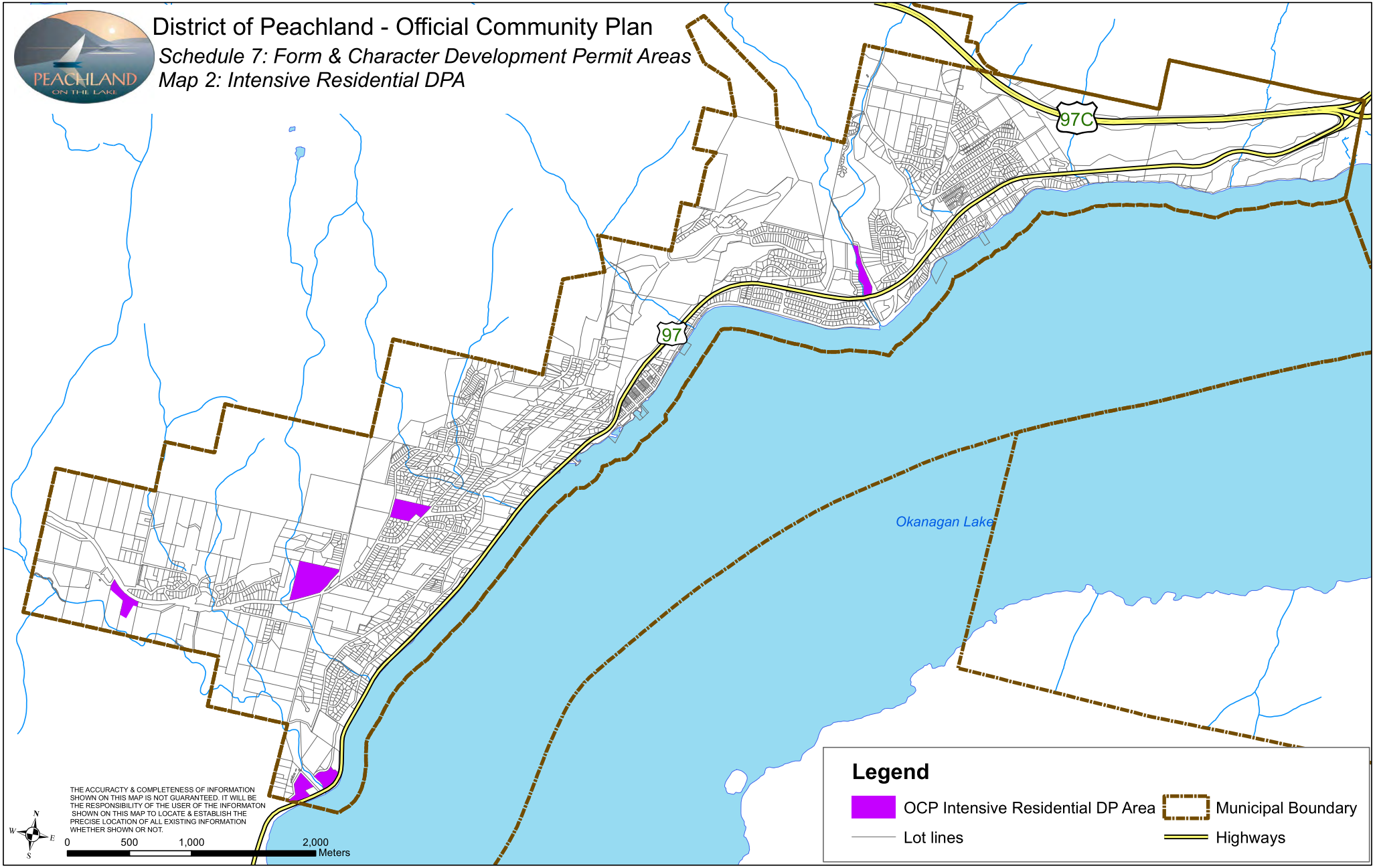
District of Peachland - Official Community Plan
Schedule 7: Form & Character Development Permit Areas
Map 2: Intensive Residential DPA
97C
97
Okanagan Lake
Legend
OCP Intensive Residential DP Area
Municipal Boundary
Lot lines
Highways
THE ACCURACTY & COMPLETENESS OF INFORMATION SHOWN ON THIS MAP IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATON SHOWN ON THIS MAP TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.
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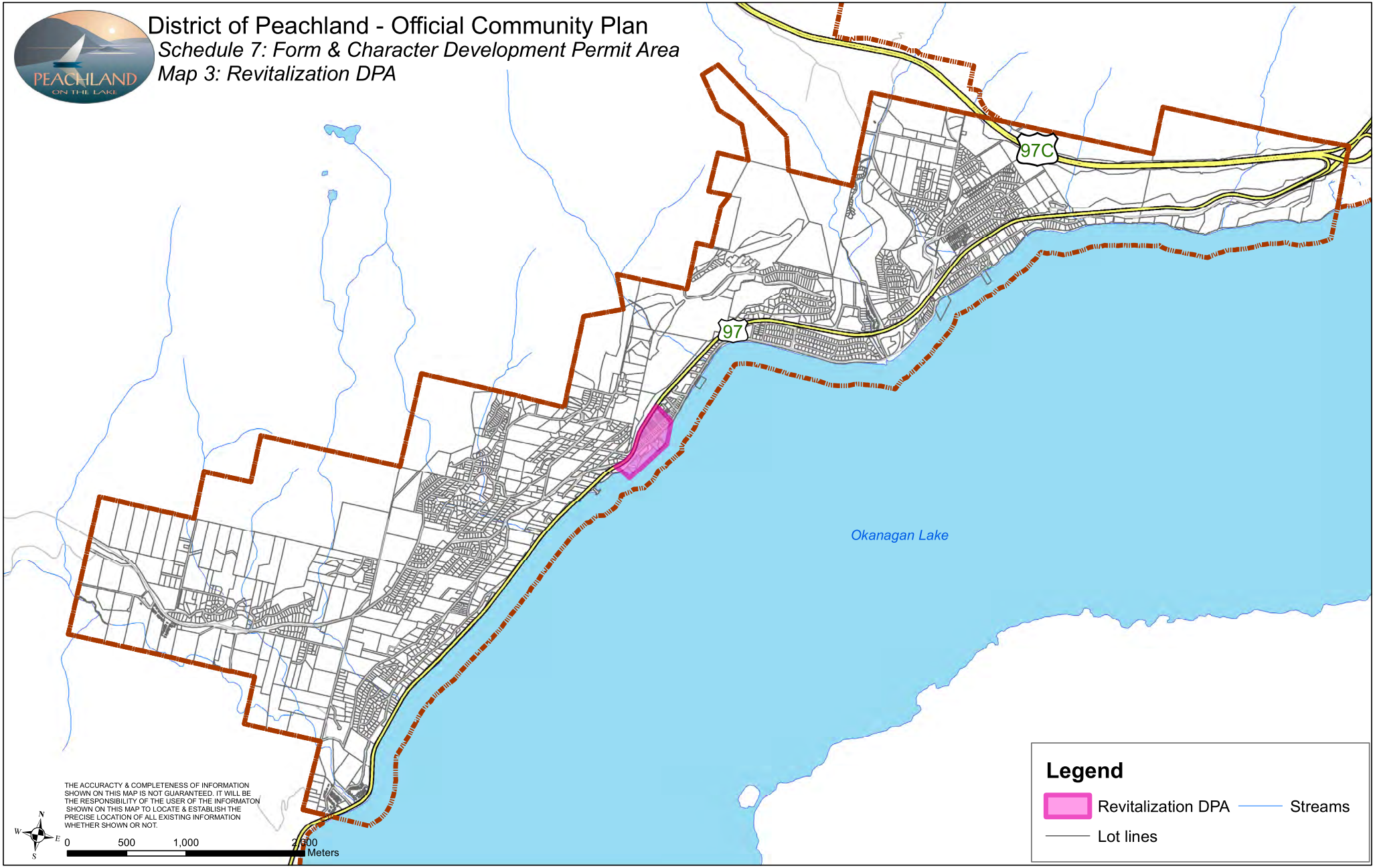
District of Peachland - Official Community Plan

Schedule 7: Form & Character Development Permit Area

Map 3: Revitalization DPA



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