
REGIONAL DISTRICT OF CENTRAL OKANAGAN
BYLAW NO. 686-16
A Bylaw to amend the 'Westbank' Official Community Plan

WHEREAS the Regional Board of the Regional District of Central Okanagan is desirous of amending Bylaw No. 686 under the provisions of the Local Government Act.

NOW THEREFORE the Regional Board of the Regional District of Central Okanagan, in an open meeting enacts as follows:

1. This bylaw may be cited as Westbank Official Community Plan Amendment Bylaw No. 686-16.
2. That the Westbank Official Community Plan be AMENDED as follows:
 - a) By CHANGING the land use designation on:
 - i) Lot 1, DL 805, ODYD, Plan 43840
FROM 'A' AGRICULTURE TO 'MXR' MIXED DENSITY RESIDENTIAL
 - ii) That part of Lot 36, DL 806, ODYD, Plan 761
FROM 'MXR' MIXED DENSITY RESIDENTIAL TO 'LR' LOW DENSITY RESIDENTIAL
 - iii) That part of the W ½ of Lot 35, DL 805, ODYD, Plan 761
That part of the E ½ of Lot 35 DL 805, ODYD, Plan 761, except Plan 17215
FROM 'A' AGRICULTURE TO 'LR' LOW DENSITY RESIDENTIAL
 - iv) That part of the W ½ of Lot 35, DL 805, ODYD, Plan 761
That part of the E ½ of Lot 35 DL 805, ODYD, Plan 761, except Plan 17215
FROM 'A' AGRICULTURE TO 'MXR' MIXED DENSITY RESIDENTIAL
As shown on Schedule 'A' attached to and forming part of this bylaw;
 - b) By AMENDING Schedule 'B' Land Use Map to depict the changes; and
 - c) By ADDING the attached Schedule 'C' as Appendix 3 Broadview Neighbourhood Plan.

This bylaw may be cited as Official Community Plan Amendment Bylaw No. 686-16.

READ A FIRST TIME this 10th day of March, 2003

PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this 26th day of March, 2003

READ A SECOND TIME this 28th day of April, 2003

READ A THIRD TIME this 28th day of April, 2003

APPROVED BY THE MINISTER OF COMMUNITY, ABORIGINAL AND WOMEN'S SERVICES this
29th day of April, 2004

RECONSIDERED AND ADOPTED this 17th day of May, 2004

Chairman

Director of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 686-16 as read a third time by the Regional District of Central Okanagan the 28th day of April, 2003

Dated at Kelowna, this 29th day of April, 2003

Director of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 686-16 which was Reconsidered and Adopted by the Regional District of Central Okanagan on the 17th day of May, 2004

Dated at Kelowna, this 18th day of May, 2004

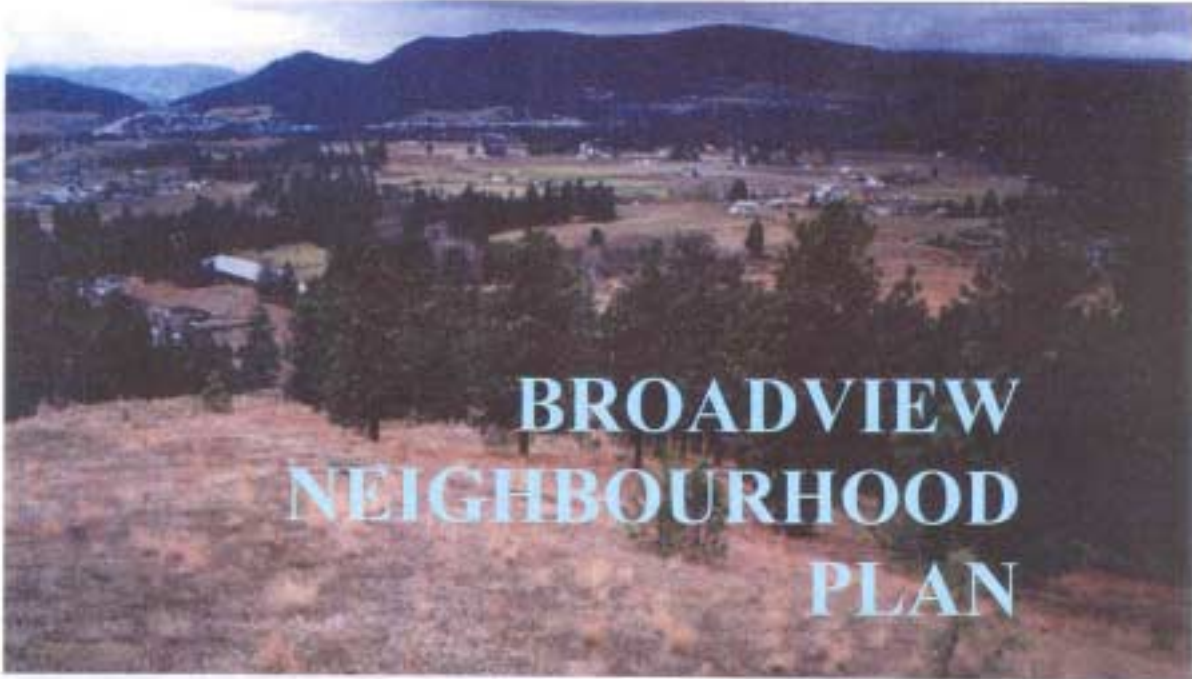
Director of Corporate Services

SCHEDULE 'A'



I hereby certify this to be a true and correct copy of Schedule 'A' as described in Bylaw # 686-16 and read a third time by the Regional District of Central Okanagan on the 28th day of April, 2003.

[Signature]
 Director of Corporate Services



BROADVIEW NEIGHBOURHOOD PLAN

Approved by the Board of Directors
of the Town of Broadview
on 11/11/03

NEW TOWN
PLANNING SERVICES



D.E. PILLING & ASSOC. LTD.
CONSULTING ENGINEERS

Finn Transportation Consultants



Bylaw 686-16
Adopted May 17th, 2004

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APPENDIX

1. Review of Public Process and Comments

1. INTRODUCTION

New Town Planning Services Inc. in association with D. E. Pilling and Associates Engineering Ltd. have undertaken the task to prepare a Neighbourhood Plan for lands located in the Broadview Road area of Westbank, B.C. The study area is roughly bounded by Reece Road, Broadview Road, Asquith Road and Indian Reserve (I.R.) No. 9. As in any community experiencing growth and change, residents have a range of objectives and concerns related to future development in their neighbourhood.

Through the planning process, a number of key issues became evident. Whereas some Broadview area property owners have an interest to further develop their properties, others have concerns about changes to their neighbourhood.

The Westbank Official Community Plan (OCP), adopted in January 1997, has identified the Broadview neighbourhood as an area appropriate to accommodate a share of the future growth which will inevitably take place in the community of Westbank. The OCP supports the integration of new residential development that ranges from low density single family to low density multiple family on non-ALR land within the *Broadview Neighbourhood Plan* area.

Recognizing the diversity of interests and objectives held by both residents and the local government, New Town Planning Services Inc. has articulated a Neighbourhood Plan which integrates the potential for a moderate level of new development in a manner which respects the concerns and desires expressed by area residents. It is anticipated that the *Broadview Neighbourhood Plan* will prove a useful tool to help meet growth demands facing the community of Westbank in a manner that is responsive to the ideals of the community's residents.

2. PURPOSE

The *Broadview Neighbourhood Plan* is intended to provide a development scenario for an area recognized in the Official Community Plan as appropriate for future residential growth. The Plan illustrates a future land use concept prepared in consideration of the area's topography and other environmental features, provision of roads and other infrastructure, integration with existing development, and the current policy framework established by the Regional District of Central Okanagan for the community of Westbank.

The *Broadview Neighbourhood Plan* is formulated to be consistent with the vision, principles, goals and objectives established in the Westbank Official Community Plan.

3. SUBJECT PROPERTIES & PHYSICAL CHARACTERISTICS

The area addressed by the *Broadview Neighbourhood Plan* is shown on **Map 1** and includes the following properties:

Table 1

DESCRIPTION	ROAD FRONTAGE	OWNER(S)
Lot B, Plan 44686	Asquith Road	Dobbin, B.
Part of D.L. 703, ODYD (except Plan 29811)	Asquith Road & Broadview Road	Kryger/Damax
Lot A, Plan 34282	Broadview Road	McMahon, S.
Lot A, Plan 37711	Broadview Road	McMahon, S.
East ½ Lot 35, Plan 761	Reece Road	Hennig, E. & J.
West ½ Lot 35, Plan 761	Reece Road	Adams, D.
Lots 1 – 3, Plan KAP48681	Reece Road	Various
Lot 3, Plan 15752	Reece Road	
Lot 1, Plan 43840	Reece Road & Broadview Road	Fenton, L.
Lot 2, Plan 43840	Reece Road	Fenton, L.
Lot A, Plan 21163	Reece Road & Broadview Road	
Lot 36, Plan 761	Broadview Road	Crown Lands
Lots 1 – 24, Plan 45765	Broadview Place	Various
Lots 1 – 24, Plan KAP56354	Deer Ridge Court	Various

The Neighbourhood Plan addresses approximately 30.46 ha. (72.67 ac) and is comprised of a mix of land uses including single family residential, agricultural and gravel extraction. Residential subdivisions along Broadview Place and Deer Ridge Court were approved in September 1991

and February 1996 respectively. The area of various undeveloped subsections of the Neighbourhood Plan area are depicted on **Map 2**.

Topography of the area includes a combination of gentle to severe slopes and includes a gravel pit owned by the B.C. Assets and Land Corporation and controlled by *Ministry of Transportation and Highways* by way of a Land Title Act, Section 12, Map Reserve. Smith Creek flows through south westerly corner of the neighbourhood from northwest to southeast. Coniferous trees, grasslands and gravel slopes cover much of the land which is presently undeveloped and in its natural state.

4. NEIGHBOURHOOD PLAN CRITERIA AND STATUS

Through the Westbank Official Community Plan, the Regional Board has expressed its policy to require Neighbourhood Plans in seven (7) areas of Westbank. Included as part of one of these seven study areas is the Broadview Road, Reece Road and Deer Ridge Court area which is within the larger Smith Creek Neighbourhood Plan area.

As specified in the OCP, the Neighbourhood Plan is to address components including but not limited to:

- Land use types, locations and densities;
- Transportation network;
- Sewer, water and drainage services;
- Gas, power and other utilities routing;
- School and parkland locations;
- Neighbourhood commercial locations;
- Environmentally, sensitive areas and natural features;
- Streams, ponds, wetlands and lakeshores;
- Heritage and archaeological features;
- Natural drainage corridors;
- Steep slopes and other hazardous areas;
- Phasing of development;
- Building and landscape design guidelines.

At the conclusion of the planning and public review process, the Regional Board may consider the Neighbourhood Plan for adoption as part of the Official Community Plan.

5. NEIGHBOURHOOD PLAN PROCESS

In preparing the Neighbourhood Plan, the consultant team worked in cooperation with planning staff of the Regional District of Central Okanagan, governmental and non-governmental agencies and the residents and landowners of Westbank.

The Westbank Official Community Plan and *Neighbourhood 3 Parks Pre-Plan* provided an abundance of background information which was supplemented by primary research.

Past development proposals affecting land within the *Broadview Neighbourhood Plan* area were reviewed in order to gain an understanding of the expectations of neighbourhood residents and others within the Westbank community. These proposals also contain valuable, site specific information which provided the consultant team with an in-depth understanding of the technical challenges facing development in this area of Westbank.

A public open house and information meeting was held on February 24, 1999 at the Westbank Community Hall. Approximately 50 people turned out for this session at which time the *Broadview Neighbourhood Plan* project was introduced, background information was provided and a draft future land use concept was presented. An exit survey was prepared which asked respondents to describe their level of satisfaction with the type of new residential development proposed for the neighbourhood plan area. Feedback was obtained through the completed surveys and discussions at the open house which indicated areas of concern to residents.

Feedback from this initial public meeting was considered in the preparation of the draft of the *Broadview Neighbourhood Plan*. At this stage of the planning process, the draft document was submitted to the Regional District of Central Okanagan for review by various departmental staff.

With Regional District comments and agency input having been reviewed and integrated as appropriate into the draft plan, a second public open house was held September 15, 1999 at the Westbank Community Hall to present the revised concept plan. A second feedback survey was made available to the attendees to record their opinions.

Subsequently, the Regional District sent a letter to area residents inviting them to attend a Planning Committee meeting held to review the draft Neighbourhood Plan on December 1, 1999.

The Planning Committee met again on January 12, 2000 to further review the draft *Broadview Neighbourhood Plan*.

More recently, a neighbourhood meeting was held with the residents of Deer Ridge Court to review the recommendations of a Traffic Impact Study prepared by the consultant team.

6. POLICY CONTEXT

6.1 OFFICIAL COMMUNITY PLAN

The *Broadview Neighbourhood Plan* is intended to be consistent with the vision, principles, goals and objectives established by the community and articulated in the Official Community Plan.

6.1.1 Vision

The Official Community Plan includes vision statements related to the following principles:

- **A Comprehensively Planned Community** with a better balance of jobs, housing and shopping.
- **A Strong Rural Character** through the protection of agricultural lands and open spaces where appropriate.
- **A Vibrant Commercial, Industrial and Tourism Sector**, Westbank will continue to evolve into a more complete community with a diversity of commerce and industry that will establish an assessment base, provide jobs for its residents and service the community and tourists alike.
- **A Vibrant Downtown Core** that promotes pedestrian movement, shopping, institutional and office space, higher residential densities and parks.
- **An Intensified Residential District** wrapped around the downtown core.
- **Single Family Neighbourhoods** that reflect individual lifestyles.
- **A Fully Serviced Community** that promotes a healthy and safe environment.
- **A Transportation Network** that facilitates internal mobility and roadway linkages with Kelowna. The OCP encourages new roadways and improved linkages to promote direct access between neighbourhoods and between neighbourhoods and the new downtown core.
- **Managing Growth** through a phased pattern of expansion of services and physical limits to sprawl.

- **A Network of Open Space, Park and Environmentally Sensitive Areas** linking neighbourhoods and providing recreational amenities for residents and tourists. Steep slopes and hillsides will be protected to maintain the aesthetic appeal of the topography within and between developed areas.
- **An Enhanced Visual Appearance of the Downtown and Highway 97 Corridor** through well designed landscaping, land use designation and built form.
- **An Official Community Plan that will serve as a critical land use framework** for government and advisory planning officials for the next 5 – 10 years as the population of Westbank (not including Westbank Indian Band) potentially climbs from approximately 12,500 to over 20,000 by 2005.

6.1.2 Goals

The *Broadview Neighbourhood Plan* addresses many of the Westbank Official Community Plan Goals. Goal statements of the OCP which are applicable to the scope of this Neighbourhood Plan include the following:

Residential

- To encourage a range of housing types, development densities and tenure options;
- To require that all new residential areas are planned and located to avoid conflict with other land uses, are properly serviced with water supply and sewer, park space and roads;
- To ensure that access from residential to employment areas are made as convenient as possible by proximity, use of transit, trails and improved roadways;
- To ensure that all new residential development adheres to quality urban design with respect to siting, architecture, protection of sensitive hillside landscapes and the overall comprehensive urban pattern of development.

Environment, Open Space, Trails and Park

- To incorporate, where possible, environmentally sensitive areas into parks or open space corridors which may address both preservation and recreation objectives;
- To establish a system of various classes of parks and open space that range from small neighbourhood parks to major community parks, open spaces and school fields;
- To define and establish a network of trails, linear parks and pedestrian corridors that will eventually link parks, schools, the Town Centre, Crown Land and natural open spaces;
- To protect all important natural areas, features and corridors as environmentally sensitive areas; and select prime lands (flat, with view, next to schools, etc.) for parklands when new development occurs.

Transportation and Infrastructure

- To conduct on-going functional planning and reviews of existing roadways that may be subject to increased traffic demand;
- To require a system of water, sewer and storm drainage infrastructure that promotes health and safety in an environmentally and financially sustainable manner;
- To ensure a phased approach to water, sewer and drainage service extensions and improvements which support this Official Community Plan.

Urban Design

- To encourage all new development to reflect high quality design principles;
- To ensure that design guidelines applied to multiple-family residential, commercial and industrial development meet the aspirations of Westbank residents.

Integration with Official Community Plan

- To ensure that all other plans and studies called for in the Official Community Plan are considered during the budgeting process and carried out in a timely and consistent manner;
- To call for sector or neighbourhood plans that will allow for the refinement of land use designations and resolve development issues at the neighbourhood level.

6.1.3 Objectives and Policies

The following land use designations have been applied to lands within the scope of the *Broadview Neighbourhood Plan*:

1. Park & Open Space
2. Single Family Residential
3. Multiple Family Residential

A Section 219 Covenant area and a stream corridor leave strip are also identified on the Proposed Land Use & Zoning Map (Map 4C). This covenant will restrict the architectural form of development within the covenanted area to single-family detached housing. The stream is protected from impact with a no-build/no-disturb covenanted area.

The Official Community Plan's objectives and policies for each of these designations are as follows:

Agricultural

The Official Community Plan's Agricultural objectives are to:

1. Preserve land suited for agriculture.
2. Maintain the integrity and prevent the fragmentation of Agricultural Land.
3. Support the economic use of agricultural land.
4. Encourage development, improvement and expansion of agricultural activities.

The Official Community Plan's Agricultural policies are to:

1. Preserve land designated as Agricultural.
2. Continue to support the Land Reserve Commission in maintaining the integrity of suitable agricultural land.
3. Support the retention of large contiguous blocks of agricultural land.
4. Discourage subdivisions that fragment viable farm/orchard units and encourage consolidation of small parcels into larger farm units.
5. Prevent encroachment of urban land uses into agricultural areas.
6. Recognize agriculture as an important basis for economic stability and development in Westbank.
7. Concentrate higher density development in the Town Centre area and on non-agricultural land in order to preserve viable agricultural land.
8. In order to promote orderly growth, prevent sprawl, help preserve suitable blocks of agricultural land, and take advantage of existing services, the Regional Board supports exclusions of land from the Agricultural Land Reserve as shown on Schedule C to the OCP. In general, these areas include the following:
 - Fragmented agricultural parcels located in Glenrosa;
 - Parcels located within the Powers Creek Canyon;

The Town Centre Plan, recommended by Policy under this Official Community Plan, will indicate any other parcels to be supported for exclusion on the basis of community need.

The Regional Board supports the Agricultural Land Reserve, except in specific cases noted above in the OCP, or where there is demonstrated

community need for exclusion. Prior to supporting exclusion of land in the interests of the community, the Regional Board requires land owners to provide clear indication of need.

Land owners must take two steps:

- First, land owners shall provide preliminary information supporting an exclusion application. After considering the information, the Regional Board will consider whether to proceed with a block appeal.
 - Second, if the Regional Board decides to proceed with a block appeal or exclusion application, land owners shall provide additional detailed reports and information, including professional planning reports that evaluate land needs and alternatives.
9. The Regional Board may consider support for applications for exemption or exclusion from the ALR where the land is of very poor agricultural quality. The final decision for exemption or exclusion from the ALR rests with the Land Reserve Commission.
 10. The Regional Board may consider support for applications for exemption or exclusion from the ALR where properties are totally surrounded by conflicting, non-ALR land uses which permanently prevent the reasonable agricultural use of that land in the long term. The final decision for exemption or exclusion from the ALR rests with the Land Reserve Commission.
 11. Consider applications to subdivide within the Agricultural Land Reserve, subject to approval of the Land Reserve Commission, in the following cases:
 - Where the subdivision enhances agricultural viability;
 - Where there are already two legal and permanent dwellings on a parcel.
 12. Support applications for home-site severances under Section 20(1) of the Agricultural Commission Reserve Act.
 13. Confine residential development in the Agricultural Land Reserve to farm residences and home-site severance, only if it does not create a situation that encourages a proliferation of non-farm residential development. Second dwellings shall be limited to the legitimate use by farm help.
 14. Require the use of the Land Reserve Commission Landscape Buffer Specifications (which may be altered from time to time or which may be adopted by the Regional Board and altered from time to time) to address the interface, and avoid conflicts between farm and non-farm land uses.

15. Support measures to reduce conflicts between agricultural and urban uses and people through education, with an emphasis on helping urban residents better understand the requirements of farm operations.
16. Work towards separating farm traffic from non-farm traffic, and encourage non-farm traffic to respect farm traffic on public roads.
17. Ensure that proposed new roadways are planned and designed to avoid disruption and fragmentation of agricultural land. Consider new road networks or road realignments which are supported by a road network review and do not have a strong negative impact on large, intact blocks of land within the ALR. The Land Reserve Commission will be consulted and their approval is required for road locations through the ALR.
18. Recognize the jurisdiction of the Land Reserve Commission within the Agricultural Land Reserve, and recognize that land within the Agricultural Land Reserve is limited to the specific uses set out in the Land Reserve Commission Act. In general, those uses include agricultural uses, irrigation works, natural-state parks, and some non-agricultural land uses permitted on application to the Land Reserve Commission.
19. Where investigation and study warrants, the Regional Board may consider applications to the Land Reserve Commission for public use requirements such as schools or parkland.
20. Upon further investigation through the Industrial Study and other related studies, the Regional District may identify additional land required for exclusion from the Agricultural Land Reserve.
21. Land included in the Agricultural Land Reserve will automatically be considered in accordance with the "Agricultural" designation policies.
22. If land is excluded from the ALR, no further development will be supported within the "Agricultural" designation.

Country Residential

The Official Community Plan's Country Residential objective is to:

1. Retain the rural character of the Country Residential areas.

The Official Community Plan's Country Residential policies are to:

1. Allow a range of parcel sizes from 2500m² to 4 hectares, except that in Upper Glenrosa area the minimum parcel size is 4 hectares.
2. Retain a 4 hectare minimum parcel size in the Upper Glenrosa Country Residential area in order to facilitate future low density residential development over the very long term (beyond 20 years).
3. Limit the range of agricultural and home industry activities permitted on smaller Country Residential parcels and on Country Residential parcels closer to Low Density Residential areas.
4. Require a minimum parcel size of 2500 m², and require development to meet the Land Reserve Commission's Landscaped Buffer Specifications, for any subdivision of parcels in Country Residential areas surrounded by or adjacent to Agricultural designations.
5. Allow on-site sewage disposal in accordance with Ministry of Health regulations.
6. Consider designating new areas as Country Residential subject to the following criteria:
7. In order to reduce the residential encroachment on agricultural land, Country Residential use should be located to have a minimal impact on the existing or potential agricultural or rural resource use of the parcels involved and adjacent lands.
8. Approval must be granted by the Land Reserve Commission if the parcel is within the Agricultural Land Reserve.
9. The existing use of the parcel and nature of surrounding land uses should be considered.
10. Parcels to be created for Country Residential use should have a proven supply of water and be suitable for on-site sewage disposal.

11. Adequate wildfire protection measures should be taken (such as set out in Section 8 of the Official Community Plan).
12. Adequate road access should be provided to each parcel.
13. Country Residential development should not be located within critical wildlife ranges or adjacent to critical spawning systems or other Environmentally Sensitive areas.
14. Country Residential development should not be located adjacent to intensive agricultural activities.
15. Encourage the retention of heritage values of the Gellatly Nut Farm.

Low Density, Mixed Density and General Residential

The Official Community Plan's Residential objectives are to:

1. Allow for a wide range of residential locations, types and densities in order to accommodate different socio-economic groups, age groups and lifestyles in Westbank.
2. Manage residential growth in a way that protects the existing rural quality of life and minimizes negative environmental impacts.
3. Require high standards of subdivision design, site development, building design and landscaping for residential developments.

OCP Low Density Residential Policies

The Official Community Plan's Low Density Residential policies are to:

1. Establish a maximum overall net density of 14 single family units per net hectare in the Low Density Residential designation.
2. Consider changing the zoning bylaw to allow for applications for increases to 20 single family units per net hectare in order to allow smaller, more affordable parcels or to allow slightly higher densities on part of the site, leaving other parts of the site undeveloped.
3. Require that all Low Density Residential development connect to a community water system and a community sewer system.
4. Require a minimum parcel size of 4 hectares for any subdivision in the Low Density Residential designation, if not connected to a community water system and a community sewer system, in order to facilitate future low density residential development.
5. Establish separate zones in the zoning bylaw for each of the following uses:
 - single family;
 - single family and duplex;
 - mobile home on individual parcel.
6. When reviewing rezonings to allow duplexes within the Low Density Residential Designation consider overall neighbourhood character, and consider locating duplexes in areas that meet the following guidelines:
 - areas with existing duplexes;
 - areas in close proximity to multiple family, commercial or institutional.
7. Consider changing the zoning bylaw to allow small churches within the Low Density Residential areas if they are less than 465 square meters (about 5,000 square feet) in gross floor area, and do not include school facilities.
8. Permit the use of portions of single family dwellings for bed and breakfast operations subject to regulations regarding the number of units for rent, the number of parking spaces, the external appearance of the building and other impacts on surrounding areas.

9. Consider revisions to the zoning bylaw to permit secondary suites in single family dwellings subject to specific criteria.

OCP Mixed Density Residential Policies

The Official Community Plan's Mixed Density Residential policies are to:

1. Allow a mixture of Medium to High Density Residential and Low Density Residential uses in the Mixed Density Residential designation.
2. Ensure that the location of the Low Density Residential and Medium to High Density Residential uses are set out in a Neighbourhood Plan before development proceeds.
3. Ensure that Low Density Residential and Medium to High Density Residential uses are located and designed to minimize conflicts between the two uses.
4. Low Density Residential and Medium to High Density Residential uses must adhere to the policies for these set out in the remainder of the Official Community Plan.

OCP MDR areas are further identified. The Broadview Neighbourhood Plan is within the East Smith Creek zone. This area is forecast to have 23% single family and 77% multiple family residential development split.

General Residential Policies

The Official Community Plan includes General Residential policies to:

1. Direct residential land uses into a pattern that creates specific neighbourhoods, each with a sense of community.
2. Require Neighbourhood Plans for each plan area set out in the Neighbourhoods and Phasing Map (forming part of the Official Community Plan).
3. Neighbourhood Plans shall address a wide range of factors in considerable detail. These components are described in Section 4 of this *Broadview Neighbourhood Plan*.
4. Individual residential subdivision plans within neighbourhoods shall preserve steep slopes, drainage corridors, streams, water bodies, wetlands, foreshore, natural features and other environmentally sensitive areas as set out in Neighbourhood Plans and other sections of the OCP. The subdivision plans shall also set aside parks, trail corridors, major road rights-of-

- way and access to Crown land in accordance with Neighbourhood Plans and other sections of the OCP.
5. Residential development shall meet the “Land Development Guidelines for the Protection of Aquatic Habitat” (prepared by the Department of Fisheries and Oceans and the *Ministry of Environment, Lands and Parks*).
 6. Encourage infill of vacant residential parcels before developing new residential areas.
 7. Direct residential development to occur in an orderly phased manner, as set out in the Phasing Map of the OCP. The Regional Board will consider permitting development in the next phase only once the earlier phase is substantially occupied.
 8. For areas designated as Phase 1, 2 or Phase 1, 2, 3 in the OCP, the Regional Board’s intent is to allow the area to develop gradually over the two or three phases, rather than allow a large portion of the area to develop in any one phase.
 9. The Neighbourhoods and Phasing Map of the OCP sets out the Regional Board’s Priority 1 and Priority 2 Multiple Family Areas. In general, the Regional Board places a higher priority on seeing multiple family development occur within Priority 1 areas (essentially the Town Centre). This does not mean that no development will occur in the Priority 2 areas, but that the Regional Board would like to see fewer units per year developed in Priority 2 areas than Priority 1 areas. The Regional Board will actively encourage multiple family development in Priority 1 areas, while cautiously considering multiple family development in Priority 2 areas.
 10. Consider revisions to the zoning bylaw that will allow clustering of development on appropriate parts of a site, leaving other parts undeveloped. The Regional Board may consider alternatives such as Comprehensive Development Zones, Density Bonusing, Density Averaging and other methods.
 11. In general, direct higher density forms of residential development such as apartment, townhouses, and combined commercial and apartment buildings to the Town Centre area, and lower density forms of residential such as single family, duplexes and townhouses to the other neighbourhood areas.
 12. Strive for a mix of 60% single family and 40% multi-family as an overall average for new development in the Westbank plan

area. Additional multiple family development may be considered in areas outside of the Town Centre in the interest of housing diversity within neighbourhoods. This will only occur if the Town Centre Plan indicates that such additional development will not have a negative impact upon the vitality of the Town Centre areas. Prior to completion of the Town Centre Plan, the Regional Board will not support any further zoning changes that will create additional multiple family development other than that currently shown in the Official Community Plan. The issue of the relative density between neighbourhoods will be further reviewed after completion of the Town Centre Plan.

13. Ensure that each residential area has at least two road access points.
14. If residential development occurs next to land in the Agricultural designation, require the developer to provide a buffer on the developed land, following the Land Reserve Commission's Landscaped Buffer Specifications.
15. Carefully regulate home occupations in residential areas, with respect to: type of activity, amount of outdoor storage, area of buildings occupied, hours of operation, number of employees, size of signage, amount of traffic and other impacts.
16. Where residential development occurs or is proposed near or within areas subject to wildfire, the following measures are encouraged in order to reduce wildfire risk:
 - the Subdivision Approving Officer should take into account the risk of wildfire in the approval of subdivision;
 - a wildfire assessment of existing and proposed residential areas should be considered to determine appropriate measures to mitigate the threat of wildfire;
 - fuel breaks are encouraged around the perimeter of subdivisions, and internally in larger subdivisions;
 - fire resistant techniques and fireproof materials are encouraged in building design;
 - a minimum of two access roads, spaced sufficiently far apart, should be constructed to provide evacuation routes and facilitate movement of fire fighting equipment. The roads are to be named and signed;
 - public access should be provided to local water sources, lakes or streams as part of access requirements;
 - residential development should be encouraged to locate within fire protection areas as opposed to outside fire protection areas;

- water systems should be developed with adequate fire flow design and network of fire hydrants.

6.2 ENVIRONMENTALLY SENSITIVE AREAS

At present, the only area identified as an Environmentally Sensitive Area other than slopes over 30% within the Neighbourhood Plan study area is Smith Creek.

The Official Community Plan policies address what is required in order to protect Environmentally Sensitive Areas. The *Broadview Neighbourhood Plan* identifies these areas for protection. At the time of development these areas can be preserved through different means such as park dedication and/or covenant areas.

6.2.1 Smith Creek

Policy #5 of *Environmentally Sensitive and Hazardous Areas* section of the Westbank Official Community Plan states:

Development will not be permitted in significant ravine corridors or stream corridors including, but not limited to, the corridors along Law Creek, Powers Creek, Smith Creek and McDougall Creek. In general, a leave strip of at least 15m and in some cases at least 30m should be preserved, as set out in the Ministry of Environment's *Land Development Guidelines for the Protection of Aquatic Habitat*.

The *Broadview Neighbourhood Plan* recognizes Smith Creek as an Environmentally Sensitive area. In accordance with the Official Community Plan, a 15 m stream corridor leave-strip has been shown on both sides of Smith Creek on **Map 4**.

6.2.2 Slopes over 30%

Map 3 identifies the Slope Analysis of the *Broadview Neighbourhood Plan* area.

Policy #8 of *Environmentally Sensitive and Hazardous Areas* section of the Westbank Official Community Plan states:

All areas with slopes of greater than 30% shall be considered as hazardous and visually sensitive lands, and a conservation land zoning or no-build, no-disturb covenant shall be applied at the time development is proposed.

It is recognized that there are significant areas of 30%+ slopes within the Broadview Plan area, predominantly on Lot B, Plan 44686. Cluster housing is appropriate in this area in order to preserve the 30% slopes in the natural state.



View from Broadview Plan Area Looking Southeast

6.3 CURRENT ZONING

Table 2

Legal Description	Existing Zoning
Lot B, Plan 44686	R-3 (Multiple Family Residential) RU-6 (Small Holdings)
Remainder D.L. 703	RU-2 (Rural)
Lot A, Plan 34282	RU-2 (Rural)
Lot A, Plan 37711	RU-2 (Rural)
West ½, Lot 35, Plan 761	RU-2 (Rural)
East ½, Lot 35, Plan 761	RU-ALR (Rural-Agricultural Land Reserve)
Lots 1 & 2, Plan KAP48681	RU-ALR (Rural-Agricultural Land Reserve)
Lot 3, Plan KAP48681	P-1 (Park and Open Space)
Lot 3, Plan 15752	R-1 (Single Family Residential)
Lot 1, Plan 43840	RU-ALR (Rural-Agricultural Land Reserve)
Lot A, Plan 21163	RU-ALR (Rural-Agricultural Land Reserve)
Lot 36, Plan 761	RU-2 (Rural)
Lots 1 – 24, Plan 45765	R-1 (Single Family Residential)
Lots 1 – 24, Plan KAP56354	R-1 (Single Family Residential)

6.4 PARKS PRE PLAN

The Neighbourhood 3 Parks Pre-Plan prepared by UMA Engineering in October of 1993 identifies a trail/park corridor requirement along Smith Creek. In the *Broadview Neighbourhood Plan* study area Smith Creek runs through the southern portion of Lot A, Plan 37711 and through the northeast corner of Lot 1, Plan 43840. The Transportation Network Plan (**Map 5**) prepared as part of this document identifies a linear park corridor along Smith Creek where it runs through the study area.

At the northeast corner of the plan area, a linear park is proposed to follow the north property line of Rem. DL 703, from the northeast corner of the lot to the B.C. Hydro right-of-way. The B.C. Hydro right-of-way is identified in the Neighbourhood 3 Parks Pre Plan as part of the area's linear park system.

Other park considerations in addition to the two existing parks include a large park area proposed north of the proposed Deer Ridge Drive connector road to Shannon Lake Road. This park can be acquired at the time of Subdivision.

7. CURRENT LAND USE

The study area consists of approximately 48 existing single-family residential lots, several larger parcels of Rural zoning designations and a number of country residential sized lots. The specific zoning designations for each lot within the study area are listed in Section 6.5, Table 2.

Those parcels designated as Agricultural in the Official Community Plan are not currently utilized for agricultural operations.

The Deer Ridge Court subdivision is designated as Mixed Density Residential in the Official Community Plan, however, this area is zoned and built out to Single Family Residential.

Both the Deer Ridge Court subdivision and the Broadview Place subdivision have single family lots of a minimum 700 m² in size. The density of the Deer Ridge subdivision is approximately 13 units per hectare (5.2 units per acre) while the Broadview Court subdivision supports a density of approximately 6.6 units per hectare (2.67 units per acre).

At present, Lot 36, Plan 761, known as Lewis Pit, currently under license to the *Ministry of Transportation and Highways*, with title being held by the *Ministry of Environment, Lands and Parks* – B.C. Assets and Land Corporation, is not an active gravel pit. Recent information from *Ministry of Transportation and Highways* personnel has indicated that the pit will be closed during 2003 and the site will be regarded in preparation for sale as a development property. The last project to use material from this site is works undertaken to address the mobility constraints at the Shannon Lake Road and Old Okanagan Highway. This project is scheduled for completion in 2002 – 2003.

8. FUTURE LAND USE

As illustrated on **Map 4** future development in the plan area provides for a variety of different housing forms including low density single family, two family and low density multiple family. The plan provides for transition areas of single-family housing forms adjacent to existing single family nodes in response to the desires of the community.

A covenant area has been designated adjacent to the north and east sides of the Broadview Place subdivision and on the east side of Lot A, Plan 37711 next to the west side of the Deer Ridge subdivision. This area is proposed to restrict development to single-family housing forms within the R-3 zone designation.

Single family enclaves have been identified along the east boundary of the Deer Ridge subdivision and along the west boundary of I.R. #9 Tsintikeptum Reserve.

On the parcel identified as Lot B, Plan 44686 multiple family residential is proposed. In this area it is expected that cluster housing or low density multiple family housing forms on the flatter land that will be leave the steep sloped areas undisturbed and in the natural state.

A future land use concept reflecting the vision, goals and objectives of the Official Community Plan is illustrated on **Map 4**. Potential build-out of the *Broadview Neighbourhood Plan* area is described below in Table 3.

This development split provides a ratio of 20% single family residential and 80 % multiple family residential when the existing and proposed housing is tabulated. This is generally consistent with the OCP split of 23% and 77% respectively.

Table 3

DESIGNATION	AREA	THEROETICAL PROBABLE BUILD-OUT	< 30%	LAND BUILD-OUT
Single Family Residential (Max. 14 units/ha)	2.7 ha (6.7 ac)	37 units	2.7 ha	37 units
Multiple Family Residential (Max. 30 units/ha)	15.8 ha (37.3 ac)	474 units	11 ha	330 units
Proposed Park	2.4 ha (5.9 ac)	0		
TOTAL	19.6 ha	432 units	13.7	367 units

8.1 ADDRESSING THE VISIONS AND GOALS OF THE OFFICIAL COMMUNITY PLAN

The *Broadview Neighbourhood Plan* addresses many of the visions and goals in the Westbank Official Community Plan. The following itemizes, in point form how these visions and goals are or will be addressed.

8.1.1 Visions

- **A Comprehensively Planned Community** is furthered through the assessment of the study area as a whole within the broader context of the community of Westbank. This results in a plan which addresses the entire area and takes into consideration future land use, density, servicing, recreational and community interests for the neighbourhood as a whole rather than on a lot by lot basis.
- **A Strong Rural Character** within the community of Westbank is protected as development is not proposed to occur on lands within the Agricultural Land Reserve. At present there are only two parcels within the study area which are in the ALR. One of these, Lot A, Plan 21163, was less than 2 acres in area on a separate certificate of title on December 21, 1972 and is therefore not subject to land use restrictions of the Agricultural Land Reserve Act. The proposed Neighbourhood Plan directs new growth away from productive agricultural lands, thus easing pressure for development in ALR areas. Appropriate landscape buffering in interface areas will ensure that neighbouring ALR lands are not negatively affected by new residential development.
- **A Vibrant Commercial, Industrial and Tourism Sector** is indirectly achieved by this plan by clustering development in close proximity to the Town Centre. The increased resident population will be supportive of the Westbank commercial, industrial and tourism sectors. The Plan recognizes that although the Broadview neighbourhood is not the appropriate area for these activities to occur, new development will assist in their ability to flourish.
- **A Vibrant Downtown Core** is facilitated by this plan through the establishment of an increased population base. The integrity of the Westbank Town Centre is protected as it is not proposed to draw new commercial development to the Broadview area. Recognizing that the Broadview area is not the appropriate area for new commercial development, these activities shall remain concentrated in the Town Centre and along the highway corridor.
- **An Intensified Residential District** wrapped around the downtown core is a community vision facilitated by the land uses proposed in this plan. With an appropriate mix of low density multiple family and single family within the Broadview area, the Neighbourhood Plan allows for an intensified residential district within proximity of the Westbank Town Centre area.

- **Single Family Neighbourhoods** reflecting individual lifestyles are achieved by proposing new areas for single family development and by providing for sensitive transitions between existing single family and proposed multiple family areas. In response to community concerns a Section 219 covenant is proposed that would allow for construction of single-family dwellings along the west side of the existing Deer Ridge Court subdivision and on the north and east sides of the Broadview Place subdivision.
- **A Fully Serviced Community** that promotes a healthy and safe environment. This vision is achieved with relative ease as the entire area is to be serviced to full urban standard, including water and community sewer.
- **A Transportation Network** that facilitates internal mobility and roadway linkages with Kelowna. The Broadview Plan addresses the transportation network issue by ensuring that the *Ministry of Transportation and Highways Major Street Network Plan* is respected and that a new roadway link to Shannon Lake Road is created. The Plan also recognizes the desire for Asquith Road to be constructed and paid for as part of the development of Neighbourhood 3. The consultant team's Traffic Impact Study identifies upgrades to the existing roads to improved service and safety.
- **Managing Growth** through a phased pattern of expansion of services and physical limits to sprawl. The *Broadview Neighbourhood Plan* area has been identified in the Westbank Official Community Plan as Phase 1 & 2 for development. By concentrating new development plans within the areas identified in the OCP, the potential for 'sprawl' development patterns are reduced.
- **A Network of Open Space, Park and Environmentally Sensitive Areas** linking neighbourhoods and providing recreational amenities for residents and tourists. Steep slopes and hillsides will be protected to maintain the aesthetic appeal of the topography within and between developed areas. The *Broadview Neighbourhood Plan* respects the directives of the *Neighbourhood 3 Parks Plan* and will ensure that the identified areas, specifically, Smith Creek is protected by creating a linear park area along its boundary. The exact area of protection will be determined by legal survey in accordance with the requirements of the *Ministry of Environment, Lands and Parks* at the time of subdivision.

8.1.2 Goals

- **Residential** – The *Broadview Neighbourhood Plan* proposes a mix of housing types, single family, two family and multiple family. Tenure options would be available through the development of both fee simple and strata titled lands. The area will be fully serviced to an urban standard. Access will be achieved to and from the area by creation of a

new road link to Shannon Lake Road and improved internal circulation, by providing “two ways out” of the subdivision. Development guidelines would be implemented through the Development Permit process for any multiple family development.

- **Environment, Open Space, Trails and Park** – The *Broadview Neighbourhood Plan* acknowledges environmentally sensitive areas such as the Smith Creek corridor and will endeavor to protect its integrity through the creation of a linear park. The area will also have four neighbourhood parks, two of which currently exist at Broadview Place and Deer Ridge Court. The Smith Creek linear park and the largest of the new neighbourhood parks is proposed to be acquired through future subdivision. The trail corridor shown at the northeast corner of Rem. DL 703 will be protected by restrictive covenant with registration undertaken at the time of development. The park site shown on Lot 3, Plan 48681 reflects existing zoning and its existing designation as park on the Open Space and Foreshore Map of the Official Community Plan. Pedestrian corridors are proposed to link the neighbourhood with Reece Road and ultimately the downtown core.

The future development concept is sensitive to existing view corridors by limiting building heights to a maximum of two storeys as provided for within the Regional District of Central Okanagan Zoning Bylaw. New development should be encouraged to respect view corridors in order to sustain the enjoyment of existing residents and to provide for such amenity value to future neighbourhood residents.

- **Transportation and Infrastructure** – This neighbourhood plan addresses transportation by proposing road links to and from the area that can be achieved through development of the area. The Plan also endeavors to protect the integrity of Reece Road as a component of the *Major Street Network plan* by not proposing any additional private or public access points to Reece Road. With the establishment of a new road link to Shannon Lake Road, the south end of Deer Ridge Court is to be closed as previously required.
- **Urban Design** – Quality urban design will be achieved through the Development Permit process for new multiple family development.
- **Integration with Official Community Plan** – the *Broadview Neighbourhood Plan* was funded by those residents of the Broadview Road area that are preparing to, or, are in the process of developing their lands and was therefore not a financial burden on the Regional District of Central Okanagan. This plan is intended to refine land use designations of the OCP for lands within the study area. The Neighbourhood Plan process has attempted to resolve community development issues early on in the process by presenting options to area residents in informal, open house forums.

9. PROPOSED TRANSPORTATION NETWORK

Map 5 illustrates the Transportation Network with both existing and proposed roads and pedestrian access routes indicated.

9.1 VEHICULAR

The *Broadview Neighbourhood Plan* area is bounded by Reece Road and a portion of Asquith Road. Internally, the residents of Rem. DL 703 and Lot B, Plan 44686 have driveway access off of Asquith Road, while the balance of the residents are served by Deer Ridge Court, Broadview Road and Broadview Place.

Under the existing *Major Street Network Plan* which appears in the Westbank Official Community Plan, Reece Road and Shannon Lake Road are identified as Major Roads.

The consultants undertook a Broadview Area Transportation Review as part of the Plan preparation. This review assess the existing traffic conditions and projected net traffic volumes and levels of service after full development on the Plan area including traffic generated by growth outside the Plan area.

The Transportation Review concluded that after full development all the affected intersections will function at an acceptable level of service. Intersections are considered adequate if the Level Of Service (LOS) is between categories A-D. Intersections with a LOS of E and lower will require improvements. The following table illustrates the assessment results of the Transportation Report:

Traffic Service After Development

Intersection	Level of Service	
	AM Peak	PM Peak
Deer Ridge / Reece	A	A
Broadview / Reece	A	A
Deer Ridge / Shannon Lake	A	A
Shannon Lake / Reece	C	D

9.1.1 Existing and Proposed Roads

Asquith Road

The present Asquith Road functions as a 'collector' type roadway and services the Westside Landfill Site, the Dobbin gravel pit (on Lot B, Plan 44686), and provides driveway access to private single family residences on Lot B, Plan 44686, Rem. DL 703 and DL 3485 (situated north of the Plan area). Realignment and upgrading of Asquith Road is proposed as part of the development of Neighbourhood 3 to the north and west of the Broadview Neighbourhood Plan area.

The upgrading of Asquith Road will be paid for by the development of Neighbourhood 3, as well as the development of Rem. DL 703 and Lot B, Plan 44686. The intersection of Asquith Road and Shannon Lake Road will continue to operate at an acceptable level of service after full build-out of the Broadview Neighbourhood. The northerly properties within the Broadview Plan study area will be accessed via strata roads.

Upgrades to the existing Asquith Road are recommended. Until the new alignment of Asquith Road is constructed, proper speed advisory signage should be used, and consideration should be given to the removal of sight obstructions such as natural vegetation and terrain at the sharp curve in order to provide adequate stopping sight distance. Pavement widening is needed at the sharp curve to provide for the trucks using the road. At the landfill access, there is potential for limited sight distance looking south. Relocating the landfill access farther to the north should correct the sight distance looking south.

The proposed Asquith Road alignment joins Shannon Lake Road at Asquith Court. The intersection will operate at an acceptable level of service after full development and upgrades are expected. The overall capacity of the proposed alignment will be much better than the existing Asquith Road. Development in the northerly half of the Broadview Neighbourhood Plan are should contribute to the cost of the proposed Asquith Road.

Broadview Road and Broadview Place

There are concerns with sight distance at the Broadview Road / Reece Road intersection. Traffic proceeding east on Reece Road does not have adequate sight distance to see vehicles turning left onto Broadview or exiting Broadview and turning left on Reece Road. Flattening a section of Reece Road west of Broadview will improve sight distances to an acceptable level. Flatten of the vertical curve on Broadview is not feasible because of existing driveway location/grades and underground utility depths. In this case, adequate advance warning signs are a necessity.

Other sight distance limiting features – such as vegetation at the southwest corner of the intersection- should be removed or cut back.

Development can occur on the lands adjacent to Broadview Road provided the vertical curve on Reece Road is flattened and the appropriate signage is in place.

Deer Ridge Court and Broadview Road will only have one point of access unless the connection between Deer Ridge Court and Broadview Road is built. This connection provides for two access points for both roads. From a traffic perspective, the intersections of Deer Ridge Court and Broadview Road will function at an acceptable level of service without the connection and the connection between these roads is only to serve potential emergency access and a second egress if the one access is obstructed.

Deer Ridge Drive

Ultimately, it is recommended that Broadview Road be extended to Deer Ridge Drive, and Deer Ridge Drive be extended to Shannon Lake Road. Development within the southerly half of the Broadview Neighbourhood Plan area should contribute to the cost for the ultimate extension of the Deer Ridge Drive to Shannon Lake Road.

Local Roads within Lot 36, Plan 761 (Gravel Pit)

The Deer Ridge Drive extension to Shannon Lake Road is required as part of the development of the Gravel Pit located on Lot 36, Plan 761. Although the development of this site does not create any traffic conditions where intersections offer a level of service below acceptable standards. The Gravel Pit site development is a significant part of the proposed Deer Ridge Drive extension and will provide a third access to the southerly half of the Broadview Neighbourhood Plan area.

This road alignment is illustrated on **Map 5**. The extension of Deer Ridge Drive passes through the Crown Land Gravel Pit. As a condition of the development of the Gravel Pit, it will be necessary to connect to Shannon Lake Road.

Deer Ridge Court

Presently, Reece Road provides the only route for residents of Deer Ridge Court to access their homes. Upon completion of the Deer Ridge Drive extension to Shannon Lake Road, the southern connection of Deer Ridge Court to Reece Road will be closed. This road closure was anticipated at the time the existing Deer Ridge Court lots were subdivided.

The cul-de-sac bulb at the north end of the existing Deer Ridge Court can be removed and a new bulb constructed at the southerly end to close the road abutting Reece Road.

East ½ & West ½ of Lot 35, Plan 761

Construction of local roads in these lots will be in conjunction with the development of the individual parcels. Temporary access to W ½, Lot 35, Plan 761 from Reece Road has been approved by the *Ministry of Transportation and Highways* should development be initiated in the southeast quadrant of the plan area prior to the completion of the Deer Ridge Drive link to Shannon Lake Road.

Off Site Roads

Both the north and south portions of the Neighbourhood Plan area require construction or upgrading of roads through adjacent properties and Crown Lands.

Deer Ridge Drive Extension

An off-site road connection is required to be constructed through DL 3794 immediately east of the Neighbourhood Plan area in order to achieve the connection between Broadview Road / Deer Ridge Court and Shannon Lake Road. This road will be required as a condition of development of Lot 36, Plan 761 (Gravel Pit). Other development in the south portion of the Neighbourhood Plan can occur without the Deer Ridge extension. Funds to construct the Deer Ridge extension will be contributed by all development in the south portion of the Plan.



General Alignment of the Deer Ridge Drive Extension to Shannon Lake Road

Asquith Road Realignment

If Smith Creek Road is developed prior to the reconstruction of Asquith Road, the upgrading of Asquith Road can be eliminated based on capacity. However, upgrades to Asquith Road based on safety will still be required.

Asquith Road will require upgrading for safety or a new road along the proposed alignment illustrated in **Map 4** from Shannon Lake Road in order to provide acceptable access to Rem. DL 703 and Lot B, Plan 44686 to accommodate the development of these lots and areas of Neighbourhood 3.

Development within the north portion of the Neighbourhood Plan will contribute, along with the funds collected for road upgrades from development in Neighbourhood 3, to the cost of the Asquith Road upgrades. During the rezoning and development approval process, the Regional District of Central Okanagan requires a developer to contribute towards off-site roads. These funds are collected to allow construction of, and upgrades to, roads which are required as a result of new development.

As the Asquith Road and Deer Ridge Drive extensions will serve both existing and new developments, the use of developer contributed funds would apply. The road works be built to *Ministry of Transportation and Highways* standards for a Rural Collector. This standard requires an 8.0 metre paved surface and 1.0 metre gravel shoulders.

Should other properties fronting these roads be developed at a later date, the developers would be required to upgrade the road in accordance with the Regional District's Subdivision and Development Servicing Bylaw # 704 if works are still required to meet the standard. However, if property is developed with adequate new roads, a Late Comers Agreement may offer some cost recovery to the road builder.

9.2 PEDESTRIAN & CYCLING

It is recognized that pedestrian and cycling links are important transportation options. The Broadview Plan integrates an additional pedestrian link to Reece Road along Lots 1-3 of Plan KAP48681.

Full urban standard roads includes streetlights, sidewalks and bike paths. As all 'local' type roads within the study area will be constructed to a full urban standard, based on the requirements of the Regional District Subdivision Servicing Bylaw. These new roads will provide for vastly improved vehicle, pedestrian and cycling traffic movement.

10. SERVICING

The Broadview Neighbourhood Plan area is presently served by all major utilities including community water, community sewer, natural gas, and hydro. Developers will be required to extend utilities as necessary to service their developments. Where applicable, latecomers agreements may be utilized to offset costs of service extensions and improvements.

Map 6 shows the existing water system, **Map 7** shows the existing sewer system and **Map 8** shows the existing utilities in the study area.

10.1 WATER SUPPLY

Portions of the study area are serviced by Westbank Irrigation District, and future developments will require an expansion of the Westbank Service Area.

The upper area, Rem. DL 703, and Lot B, Plan 44686 will require watermain extensions from the Smith Creek Hills Subdivision. The lower area can be serviced from Broadview, Deer Ridge and Reece Roads. **See Map 6.**

A computer model will have to be run to verify fire flows as a condition of land use zoning, subdivision or development approval.

10.2 SEWER SYSTEM

The existing sewer mains on Broadview, Deer Ridge, and Reece Roads will service the development areas. **See Map 7.**

10.3 DRAINAGE

The upper elevation areas, the northern portion of the Neighbourhood Plan area, will require storm sewer mains on Asquith Road, which will discharge to Shannon Lake Road and eventually to Tomat Creek. The lower elevation areas, the southern portion of the Neighbourhood Plan area, is in both the Smith Creek and Tomat Creek watersheds, and drainage from future developments will be directed to these watercourses. Ground discharge or retention facilities will be required to keep post development run-offs to pre-development levels.

10.4 ELECTRICAL, GAS, TELEPHONE AND CABLE

The Plan area is fully serviceable by electricity, gas, telephone and cable television. It is standard practice for B.C. Hydro, B.C. Gas, Telus (formerly B.C. Tel) and Shaw Cable to be referred to for comments at the

subdivision approval stage. It is at this time that they will provide their comments and requirements.

11. WILDFIRE HAZARD MANAGEMENT

Given the Central Okanagan's arid climate and the surrounding forested areas, it is prudent to consider the potential that wildfire may someday threaten development in and around the *Broadview Neighbourhood Plan* site. The westerly boundary of the Neighbourhood Plan abuts forested land adjacent to part of Broadview Road and on the northern portion of the Plan area at the westerly boundary of D.L 703. Wildfire hazard management may be required by the Regional District of the Central Okanagan as a condition of zoning, subdivision or development.

The *Ministry of Municipal Affairs* and *Ministry of Forests* issued the "Beware and Prepare Community Planner" as a guide to wildfire management. An "interface" area is typically composed of urban development intermingled with or surrounded by wildland and/or forested areas.



Fire protection options which may be considered by the Regional District of Central Okanagan include:

1. Utilizing covenants to ensure implementation of effective fire hazard mitigation measures within interface hazard areas. Restrictive covenants may be utilized to regulate vegetation management, landscaping, construction materials and private access.
2. Enacting a Fire Regulation bylaw for the protection of persons and property pursuant to section 518 of the Municipal Act.

12. HERITAGE AND ARCHAEOLOGICAL SITES

There are no identified heritage or archaeological sites within the study area. In the event that there are no recorded sites on the property, it will be the responsibility of the developer, should they encounter any remains on the site, to cease site disturbance and contact the Archaeological Branch. The Archaeological Branch will determine if there are any recorded sites on the property and if so, will require an archaeological assessment.

13. IMPLEMENTATION

13.1 OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS

It is anticipated that the *Broadview Neighbourhood Plan* will be adopted into the Westbank Official Community Plan.

Subsequent to the Neighbourhood Plan adoption into the OCP, property owners can pursue rezoning their land in accordance with the Plan recommendations with respect to land use, servicing and access.

13.2 AGRICULTURAL LAND RESERVE

There are two parcels within the Agricultural Land Reserve (ALR) in the neighbourhood Plan area.

The East ½ of Lot 35, Plan 761 is within the ALR and this 1.54 ha. site is subject to the restrictions of the Land Reserve Commission Act. Lot A, Plan 21163 is within the Agricultural Land Reserve (ALR) but falls within the scope of Land Reserve Commission Act Section 21(1). As it was less than 2 acres in area on a separate certificate of title on December 21, 1972, the property is therefore not subject to the land use restrictions of the Agricultural Land Reserve Act.

Rem. DL 703 is located next to land within the ALR along the west boundary. Where development occurs next to land in the ALR, the Regional District will require the developer to provide a buffer on the developed land, in accordance with the Land Reserve Commission's Landscape Buffer Standards.

13.3 REDEVELOPMENT OF EXISTING GRAVEL PIT

As stated earlier in Section 7 CURRENT LAND USE, Lewis Pit; Lot 36, Plan 761, is currently under ownership of the B.C. Assets and Land Corporation and is anticipated to close operations by the end of 2002.

Once the *Ministry of Transportation and Highways* relinquishes the pit back to the *Ministry of Environment, Lands and Parks*; *B.C. Assets and Land Corporation* the site can be regarded, advertised and sold. At such time, it may be considered for development by the new owner, a time frame for redevelopment for residential and park uses has not been established.

APPENDIX 1

REVIEW OF PUBLIC PROCESS AND COMMENTS

The public involvement in this Neighbourhood Plan has been extensive.

A. The first public information Open House was held at the Lions Community Hall on February 24, 1999. This meeting was well attended and the existing residents raised a number of considerations.

Key points for the established community residents were:

- The intrusion of multiple family residential form in an established single family and agricultural, semi-rural, context. Some individuals expressed a belief that their property would be devalued and the probability of an increase in the rate of crime was to be expected.
- Traffic from the additional units was of concern. Issues of intersection access and safety for children were mentioned.
- Residents of Deer Ridge Crt. voiced denial of the Westbank OCP's designation for MDR.
- Resistance to potential rental accommodation was widely voiced. It was considered that non-owner residences are more poorly maintained and the renters of from a lower income group not in keeping with the established home owner group.
- Overpopulation concerns were voiced with a focus on the rural lifestyle enjoyed by the residents of the urban developments as they look onto or walk on the private, undeveloped property adjacent to their subdivisions.
- The protection of the environment was voiced as a point of concern. Some members of the public accepted the protection of Smith Creek provided by the leave strip, others did not.
- Some members of the public wished all the non-developed land to be improved as public park.
- Residents of Deer Ridge Crt. were unaware of the requirement to close their access at Reece Road once an alternative was available and were upset with the closure.
- MoTH had also required Broadview Road close at Reece Road once a new access was available.

Individuals that attended the Open House session were asked to answer an exit survey questionnaire. The responses to this survey were consistent with the statements listed above.

Following the Public Open House session the public initiated a letter writing campaign and circulated a petition for signatures. The letters reinforced the issues listed above. The petition has 117 signatures. The point of the petition is to voice strong opposition to the proposal for multiple family development.

B. A second session was scheduled with the adjacent residents on September 15, 1999 again at the Lion's Community Hall. This session included presentations by the Director of Planning, Mr. Acurari and RDCO Planner Ms. Ilene Watson as well as the consultants. This session was also well attended. The public didn't accept that a variety of housing types is more sustainable and improves neighbourhood livability. The issues listed above were unchanged and posed to not achieve any consensus between the OCP plans and the neighbourhood resistance to strata ownership housing. It was identified that residents of Deer Ridge Crt. and to a lesser extent those of Broadview Place are only accepting of detached residences abutting their sites. It was suggested that a Section 219 covenant could assure the single-family form within the property proposed for strata ownership that abuts the established single family urban enclaves. Some members of the community were accepting of this strategy. Others were resolute.

C. A third public meeting was proposed where the community could access the Planning Committee to voice their concerns. This meeting was held on December 1, 1999.

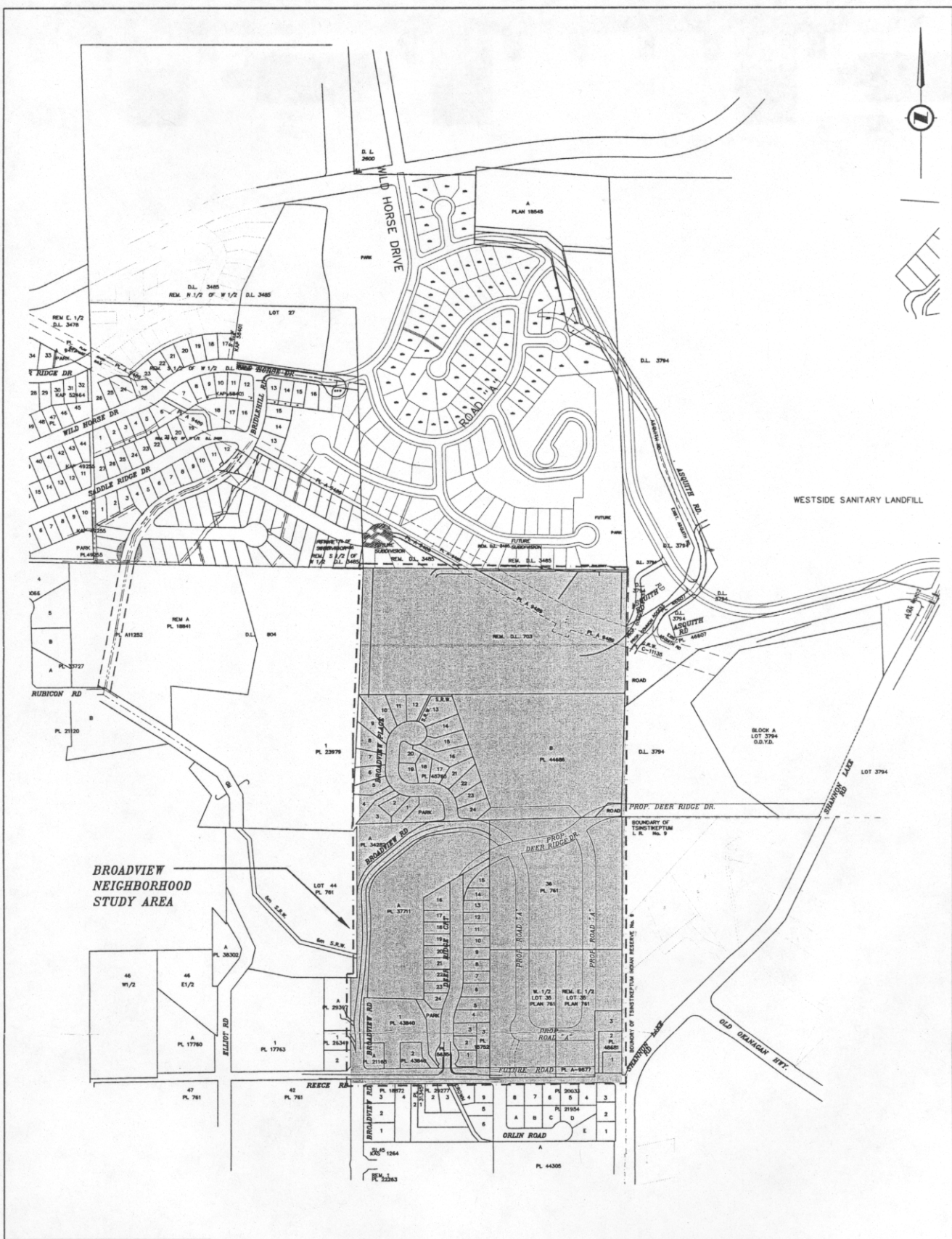
The public concerns of this day were:

- What are the criteria used to determine the development ratio between single and multiple family residential development within the MDR designation?
- Is it the vacancy rate that is driving the need for higher density or is it the developer or RDCO interest?
- Where are the trade offs between the greater community need and the needs of the neighbourhood?
- Resistance to strata ownership residential was a reoccurring theme of the comments by the public.
- Recent residents stated that they moved to the area for the country atmosphere and that strata ownership housing should be placed where there are no single family housing.
- Some residents wish to curtail the proposed single family homes one storey adjacent to their two storey residence to preserve their views from their bedroom.
- Many residents of both newly constructed single family subdivisions within the plan area complained that they bought for the rural atmosphere and resisted any renters or multiple family housing options.

D. The consultants hosted a meeting for residents of Deer Ridge Drive to update that neighbourhood on progress in refining the Neighbourhood Plan. This meeting was held on August 14, 2002 and focused on the transportation engineer's study. The consultants presented the results and recommendations of the

transportation engineering study. The community voiced the following points:

- The proposed improvements to the vertical grades of Reece Road achieved by flattening the hill crests to improve safety by extending the sight distance was broadly supported.
- The use of Broadview Road and the temporary connection to Reece Road for the abutting developments was generally accepted as a preferred routing than having any additional traffic using Deer Ridge Crt.
- The extension of Deer Ridge Drive to Shannon Lake Road was seen as an improvement to the road network provided that the bottom of Deer Ridge Court is turned into a cul-de-sac at Reece Road.
- The grade of Deer Ridge Court does cause some winter driving difficulties. In the future, residents on the south end of the road, by the closed access to Reece Road, will have an uphill exit whereas today the residents at the north end of Deer Ridge Court have an uphill access.
- Concerns were raised about the strata housing adjacent to the westerly yards of Deer Ridge Court. Some residents accepted that the covenant requiring single family architecture was a satisfactory way to manage their needs. Some residents resisted any housing that was not identical in lot area to their properties.
- Several residents, particularly senior citizens, supported the development of strata housing while a few neighbours are resistant.
- Residents on the easterly side of Deer Ridge Court were displeased with the prospect of having new single-family neighbours. The related loss of view and promises made by realtors of a continued openspace setting as reasoning for their displeasure.
- Residents generally accepted the rationale allowing some development prior to the extension of Deer Ridge Drive to Shannon Lake Road to amass the funds for construction.
- The community was informed that a copy of the Transportation Engineer's study was available at the RDCO office for their review.
- A number of residents stated that they 'don't have a problem' with the proposed Neighbourhood Plan land uses and transportation approach.



No.	DATE	BY	REVISION
A	02/09/00	EBB	MISC. REVISIONS
B	04/05/00	EBB	MISC. REVISIONS
C	04/30/01	RLM	MISC. REVISIONS
D	10/23/01	RLM	MISC. REVISIONS
E	12/17/01	RLM	MISC. REVISIONS
F	01/18/02	RLM	MISC. REVISIONS



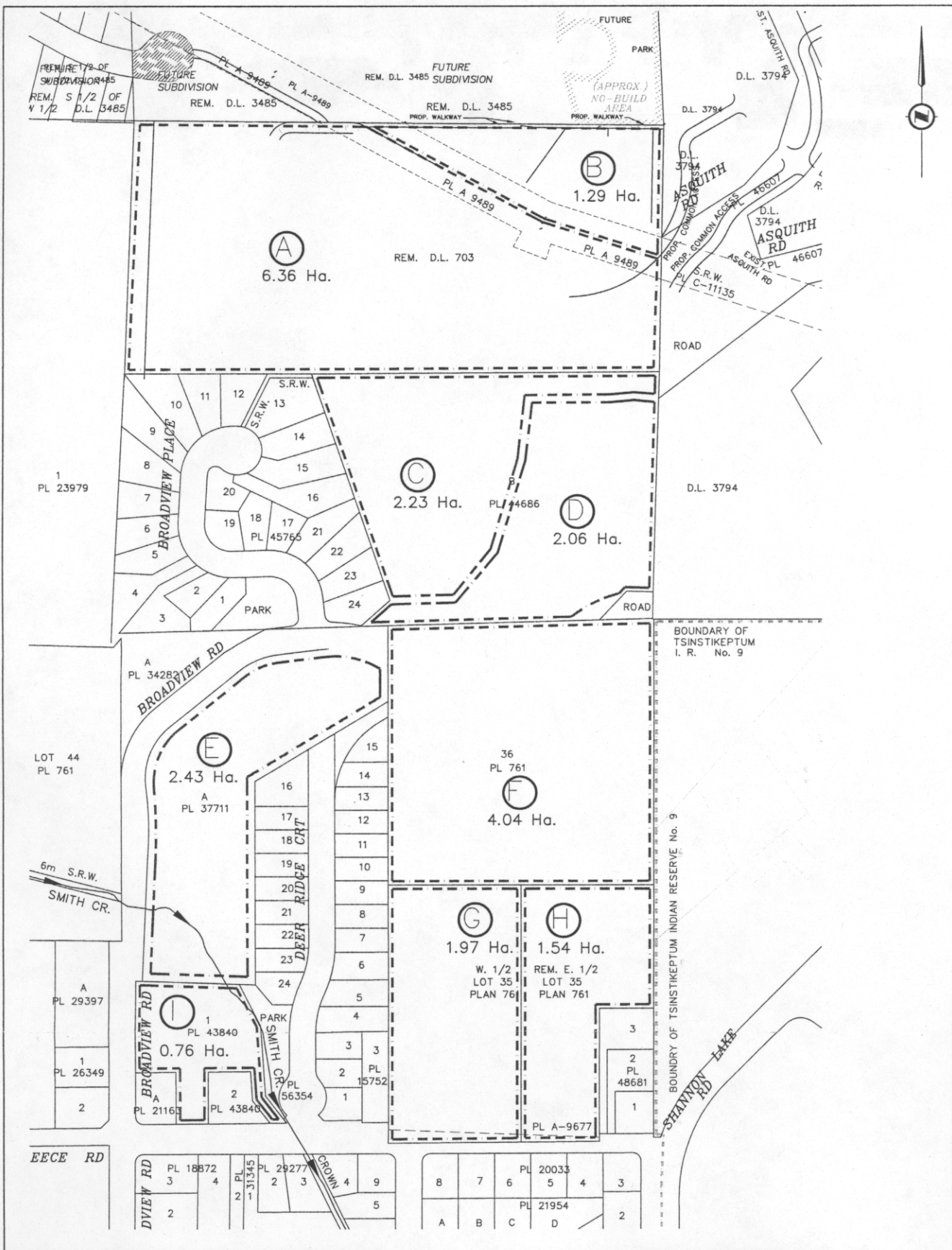
DRAWN	EBB
DATE	DEC. 07, 1999
SCALE	N.T.S.

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FARMINGTON, NJ 08831
TEL: 908-762-8000 FAX: 908-762-8000

BROADVIEW NEIGHBOURHOOD PLAN CONTEXT MAP

DRAWING NO.	1288-P01
MAP NO.	MAP 1
REV. NO.	F



A	02/09/90	ESB	MISC. REVISIONS
B	04/05/90	ESB	MISC. REVISIONS
No.	DATE	BY	REVISION

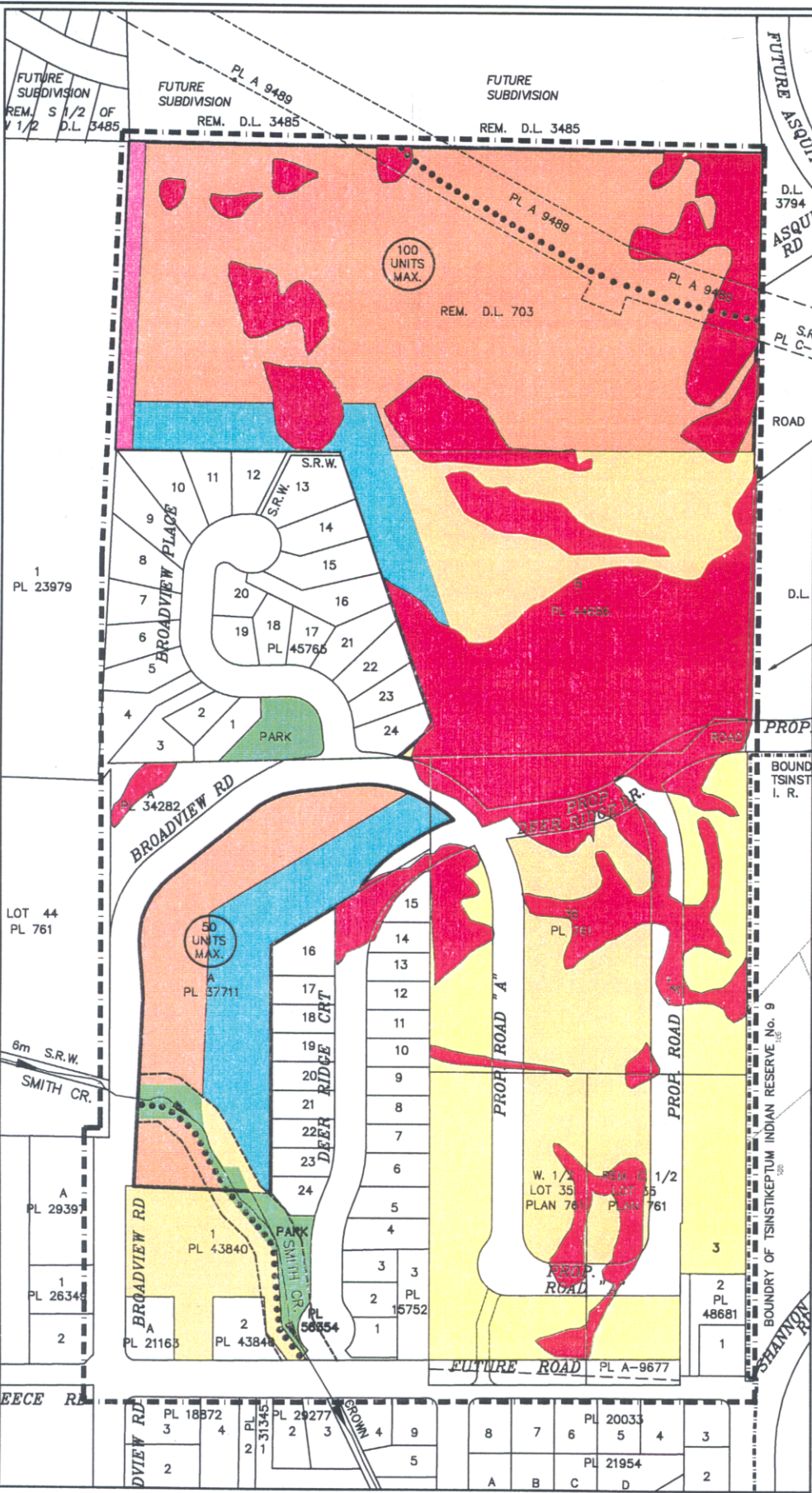


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DRAWING NO. 1288-P02
 MAP NO. MAP 2
 REV. NO. B



STUDY AREA BOUNDARY

FUTURE LAND USE AND DEVELOPMENT CONDITIONS

- LEGEND:**
- PARK & OPEN SPACE
 - SINGLE FAMILY RES.
 - MXR-MIXED DENSITY RESIDENTIAL
 - STREAM CORRIDOR LEAVE STRIP PROTECTION COVENANT 15M EACH SIDE
 - PUBLIC TRAIL
 - NEIGHBORHOOD PLAN BOUNDARY
 - 30% SLOPE AREA
 - MXR-SINGLE FAMILY DETACHED HOUSING COVENANT
 - 100 UNITS MAX. MXR-COVENANT LIMITING UNIT DENSITY
 - 10M ALR BUFFER

No.	REVISION DATE	BY	REVISION
A	02/08/00	EDB	MISC. REVISIONS
B	04/06/00	EDB	MISC. REVISIONS
C	08/14/01	TM	MISC. REVISIONS
D	12/18/02	MAZ	MISC. REVISIONS
E	01/17/03	MAZ	MISC. REVISIONS
F	03/08/03	MAZ	MISC. REVISIONS

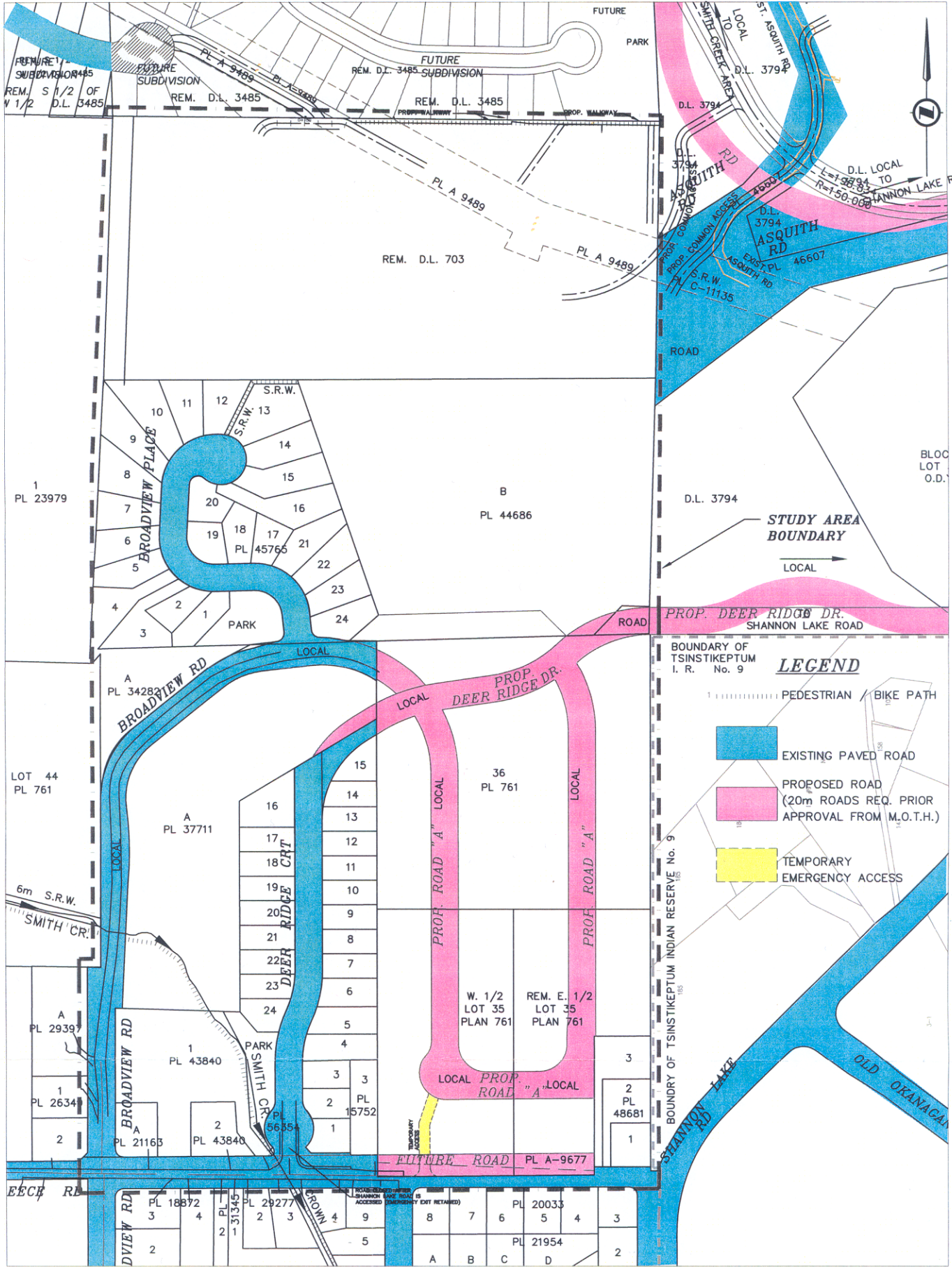


DRAWN EDB
DATE DEC. 07, 1999
SCALE N.T.S.

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TEL: 1-800-387-2828 FAX: 1-800-387-2828

DRAWING NO. 1288-P04
MAP NO. MAP 4
REV. NO. B



LEGEND

- PEDESTRIAN / BIKE PATH
- EXISTING PAVED ROAD
- PROPOSED ROAD (20m ROADS REQ. PRIOR APPROVAL FROM M.O.T.H.)
- TEMPORARY EMERGENCY ACCESS

A	02/09/00	EBB	MISC. REVISIONS
B	04/05/00	EBB	MISC. REVISIONS
No.	DATE	BY	REVISION



DRAWN: EBB
 DATE: DEC. 07, 1998
 SCALE: N.T.S.

NEW TOWN
 PLANNING SERVICES

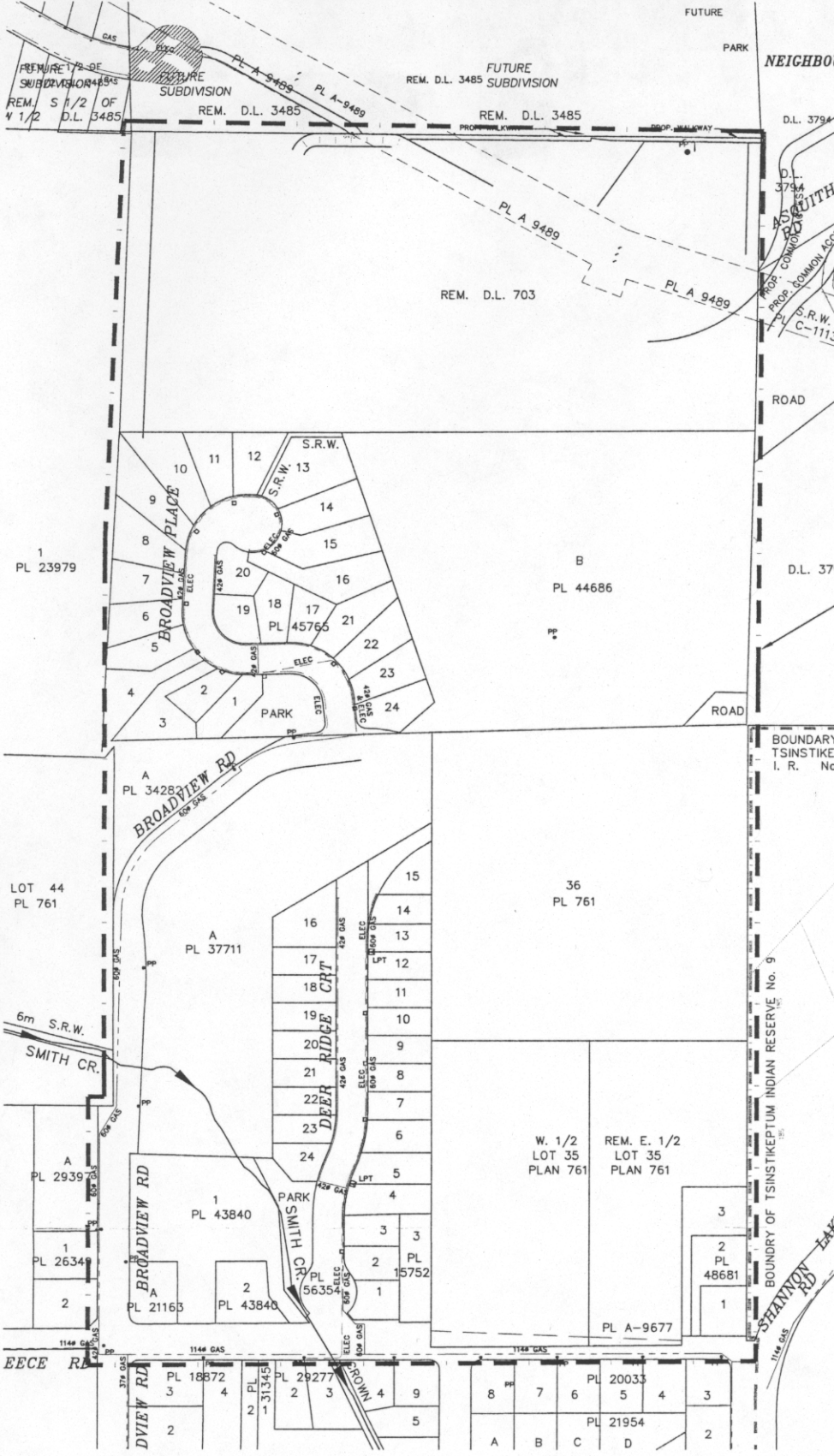
PACE D. E. PILLING and ASSOCIATES CONSULTING ENGINEERING LTD.
 2001, 2002 BRIDGE AVENUE, KESWICK, B.C. V1Y 0Y7 TEL: 1-250-765-2265 FAX: 1-250-765-2266

BROADVIEW NEIGHBOURHOOD PLAN TRANSPORTATION NETWORK

DRAWING NO. 1288-P05
 MAP NO. MAP 5
 REV. NO. B

© Land Project\1288\Map\1288P05.dwg 04/12/2000 10:26:29 PM PLOT

NEIGHBOURHOOD PLAN



STUDY AREA BOUNDARY

UTILITIES

- POTABLE WATER _____ WESTBANK I.D.
- NATURAL GAS _____ B.C. GAS
- TELEPHONE _____ B.C. TEL
- ELECTRICITY _____ B.C. HYDRO
- FIRE PROTECTION _____ WESTBANK FIRE
- GARBAGE COLLECTION _____ C.O.R.D.
- SEWAGE DISPOSAL _____ C.O.R.D.

LEGEND

- J CAP
- ☒ CATCH BASIN
- ⊕ ELECTRICAL BOX
- ⊕ HYDRANT
- ⊕ VALVE
- ⊕ LAMP STANDARD
- SAN# SANITARY MH (EXIST.)
- STM# STORM MH (EXIST.)
- STM/DW STORM DRYWELL (EXIST.)
- ⊕ TRANSFORMER
- UTILITY JUNCTION BOX

- CABLE TV _____
- GAS _____
- SAN. SEWER _____
- STORM SEWER _____
- U.G. ELECTRICAL _____
- U.G. TELEPHONE _____
- WATER _____

A	02/09/00	ENR	MISC. REVISIONS
B	04/05/00	ENR	MISC. REVISIONS

DRAWN: ENR

 DATE: FEB. 20, 1999

 SCALE: N.T.S.

NEW TOWN

 PLANNING SERVICES

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 CONSULTING ENGINEERING LTD.

 600, 540 HURON AVENUE, VICTORIA, B.C. V8T 4T7

BROADVIEW

NEIGHBOURHOOD PLAN

EXISTING UTILITIES

DRAWING NO.	1288-P08
MAP NO.	MAP 8 B
REV. NO.	B

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