

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5243

A bylaw to amend the City of Vernon's Plan  
Vernon Bylaw Number 5151

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WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the "Plan Vernon Bylaw Number 5151, 2008";

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 890 of the *Local Government Act*, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Bella Vista West Neighbourhood Plan Plan Vernon Amendment Bylaw Number 5243, 2010".

2. That Schedule "A" of Plan Vernon Bylaw Number 5151 is hereby amended as follows:

A. **ADD** the following new item to the Table of Contents, Supplementary Plans, Policies and Strategies, :

'12. *Bella Vista West Neighbourhood Plan*'

as shown on Schedule "A" attached hereto and forming part of this bylaw.

3. Plan Vernon Bylaw Number 5151 is hereby ratified and confirmed in every other respect.

BYLAW NUNMBER 5243

READ A FIRST TIME this 22<sup>nd</sup> day of February, 2010.

READ A SECOND TIME this 22<sup>nd</sup> day of February, 2010.

PUBLIC HEARING held this 22<sup>nd</sup> day of March, 2010.

SECOND READING RESCINDED this 12<sup>th</sup> day of April, 2010

READ A SECOND TIME, AS AMENDED, this 12<sup>th</sup> day of April, 2010

SECOND PUBLIC HEARING held this 10<sup>th</sup> day of May, 2010

SECOND READING RESCINDED this 25<sup>th</sup> day of May, 2010

READ A SECOND TIME, AS AMENDED, this 25<sup>th</sup> day of May, 2010

THIRD PUBLIC HEARING held this 28<sup>th</sup> day of June, 2010.

READ A THIRD TIME this 12<sup>th</sup> day of July, 2010.

ADOPTED this 26<sup>th</sup> day of July, 2010.

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Mayor

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Corporate Officer

Schedule 'A'  
Attached to and Forming Part of Bylaw #5243  
Bella Vista West Neighbourhood Plan Plan Vernon Amendment  
Bylaw Number 5243, 2010  
**Revised July 12, 2010**



City of Vernon  
Bella Vista West Neighbourhood Plan



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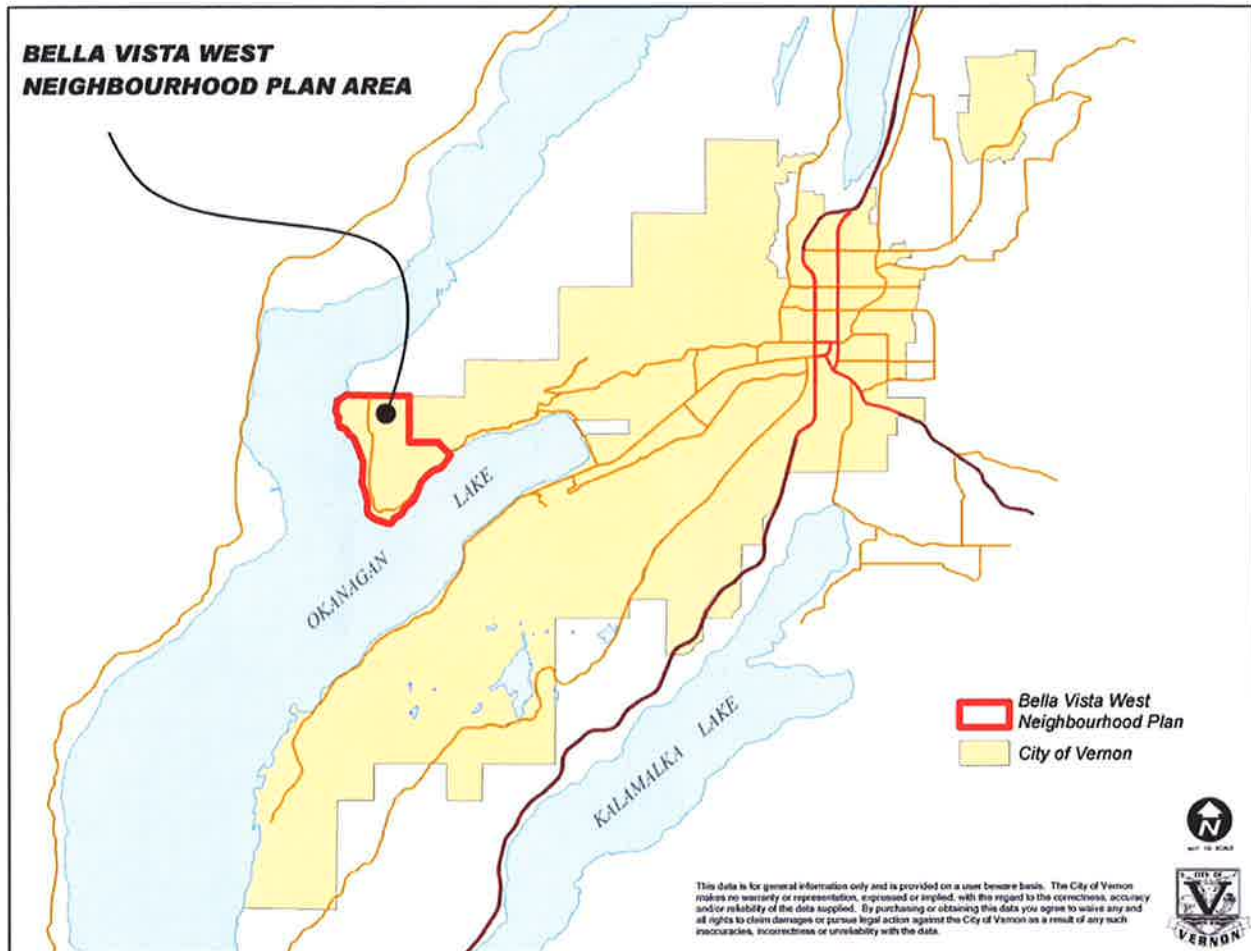
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## 1.0 Physical Characteristics

The Bella Vista West Neighbourhood Plan area consists of 296 hectares (731 acres) located eight kilometres west of the City Centre District. The neighbourhood plan area is defined by the shoreline of Okanagan Lake to the south and west, the City boundary with Indian Reserve 1 (I.R. 1) to the north and property parcel boundaries on the east.



Map 1

### Site Topography

Site topography within the neighbourhood plan area consists of slopes with southeast to southwest aspects. The southern portion of the plan area includes predominately south and southeast aspects. The north portion of the plan area includes predominately west aspects. Steep slopes are found throughout the plan area including large areas exceeding 30%. Steep slope areas are found both in the higher elevation portion of the neighbourhood plan area and in lower elevation areas, including portions adjacent to Okanagan Lake. Site elevation extends from 342 metres at Okanagan Lake to the highest point in the plan area at 835 metres.

A significant ridgeline extends from the highest point in the northeast portion of the plan area and extends southwest to the peninsula point. View corridors from the southern portion of the neighbourhood plan area are of the Vernon Arm of Okanagan Lake. View corridors from the northern portion of the neighbourhood plan area are of the North Arm of Okanagan Lake. The southern portion of the plan area is prominently visible from throughout the Okanagan Landing Road and Eastside Road areas, and is also visible from higher elevation locations within the City Centre, Mission Hill, East Hill and Middleton areas of the City. Although the northern portion of the neighbourhood plan area is not visible from areas within the City of Vernon, it is visible from development on the west side of Okanagan Lake and from areas adjacent to the North Arm of Okanagan Lake.



### **Site Geology and Soils**

The neighbourhood plan area includes areas of lacustrine, glacial till and colluvial soils with sandy to loam textures. Soil depth is variable with areas of deep lacustrine soils to areas of thin soil veneer over bedrock. Exposed bedrock is found throughout the site, but is concentrated on steep slope sites adjacent to Okanagan Lake and as higher elevation rock bluffs. Site bedrock consists of both sedimentary materials and intrusive and extrusive igneous rock.



### **Site Ecology**

The neighbourhood plan area is within the Interior Douglas-Fir biogeoclimatic zone. Ecosystems include tree stands of Douglas Fir and open stand Ponderosa Pine, as well as areas of rock outcrop and grasslands. Sensitive Ecosystem Inventory (SEI) mapping completed in 2003 is available for the entire neighbourhood plan area (see Map 6).





Map 2



## 2.0 Planning Context

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Neighbourhood plans are detailed plans that supplement the Official Community Plan (OCP) and provide additional guidance for new growth and development in a given area. Neighbourhood plans are prepared for the purpose of meeting the needs of the community as it grows and ensures the community is ready for development at such time as it occurs.

On July 22, 1996 Council adopted OCP Amendment Bylaw #4246 to include the Bella Vista West Neighbourhood Plan in the OCP. Since the neighbourhood plan was adopted, the number of homes in the plan area has grown from approximately 50 units in 1996 to approximately 220 units in 2009. During the OCP review process, several property owners presented requests to review designations in the plan area in addition to expanding the plan area boundaries. It was determined during the 2008 OCP review process that any review of designations within the neighbourhood plan area should be considered through a review of the neighbourhood plan. As such, Council authorized staff to conduct a review of the Bella Vista West Neighbourhood plan.



The Bella Vista West Neighbourhood Plan area is identified in the OCP 2008 as being within Neighbourhood Planning Area 2 (NPA-2) which consists of the Hillside Residential and Agricultural Districts. As per Section 20.3 of the OCP 2008, the Bella Vista West Neighbourhood Plan review must identify and consider the following:

- a. OCP 2008 Guiding Principles;
- b. Current and future community needs;
- c. Community impact and benefit;
- d. Context of the neighbourhood planning area within the community;
- e. Natural features;
- f. Environmental management considerations arising from application of the Environmental Management Areas Strategy;
- g. Potential archaeological significance of the site;
- h. Where applicable, the *Hillside Guidelines* must be incorporated;
- i. Existing and required infrastructure (e.g. storm, sewer, water, roads);
- j. Transportation linkages (e.g. vehicle, pedestrian, cycling, transit);
- k. Parks, recreation and open space;



- l. Community facilities, services and amenities;
- m. Land use and densities;
- n. Development pattern and sequencing;
- o. Neighbourhood built form and character;
- p. Opportunities for the use of alternate development standards (e.g. green infrastructure, green buildings, alternate energy sources);
- q. Neighbourhood sustainability and contribution to overall community sustainability;
- r. City identified need for additional residential development that cannot be accommodated in Neighbourhood Planning Area 1 (NPA-1); and
- s. Directly adjacent to existing infrastructure, and the City has identified an economic benefit to the city with greater utilization of existing infrastructure.

The neighbourhood plan area is within OCP 2008 Development District and Development Permit Area #3. Both the Hillside Guidelines and the Environmental Management Area Strategy apply to lands within the plan area.

The land use designations to be applied to lands within the Bella Vista West Neighbourhood Plan area are illustrated on Map 3.



## 3.0 Residential

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### **Goals:**

To provide a variety of sizes and formats of residential units in the context of existing residential development, including secondary suites.

To pursue the provision of attainable housing units within the neighbourhood plan area.

Provide opportunities for greater residential density where site conditions and locations provide the opportunity for greater utilization of existing infrastructure and services.

Ensure that new development sustains existing views from adjacent residential units as much as possible.

Ensure that new development considers the form and characteristics of existing adjacent residential units.

### **Context:**

Existing residential development within the neighbourhood plan area consists of predominately single family development. However, there are components of multifamily development located on Peregrine Way and Adventure Bay Road. Average home size and average lot sizes in the neighbourhood plan area are higher than the City average. Home values within the plan area are also above average for the City. Residents in the area include a mix of families, couples, active senior couples and some single person households. There is a significant component of residential occupancy within the plan area which is seasonal, with the neighbourhood experiencing more residents occupying their homes in the summer than during the winter months. Many of the current home owners within the neighbourhood plan area have a second residence outside the Okanagan where they spend the winter months.

The majority of the existing development within the neighbourhood plan area that is designated in the OCP 2008 as Residential Low Density is developed with single family dwellings. The Residential Low Density OCP 2008 designation permits a maximum unit density of 12 units per acre (30 units per hectare). The Hillside designation in the OCP 2008 does not include a maximum density provision. However, in Zoning Bylaw #5000, the HR1 – Hillside Residential Single and Two Family zone includes a maximum density of 10 units per acre (24 units per hectare). It is important to protect the character of the existing neighbourhood as new development occurs. Conflicts can occur when the size and setbacks of new homes are out of scale and context with adjacent existing homes.

Although the majority of existing development within the Bella Vista West Neighbourhood Plan area is in single family format, as noted there are components of ground oriented multifamily development. In addition, larger undeveloped parcels offer an opportunity for additional

multifamily development that will add to the diversity of housing types within the neighbourhood plan area. The creation of a variety of housing types will assist in developing additional diversity within the neighbourhood.

Apartment housing development forms are also limited within the neighbourhood plan area. Opportunities for additional apartment development are in the centre of the plan area above Tronson Road and in the southwest portion of the plan area below Tronson Road. Although topography in the plan area limits the opportunities to pursue apartment housing, the addition of units in this form within the neighbourhood plan area will also add to the diversity of the neighbourhood.

### **Supporting Policies:**

- 3.1 All lands within the neighbourhood plan area are subject to the Vernon Hillside Guidelines
- 3.2 All lands within the neighbourhood plan area are subject to the Environmental Management Area Strategy
- 3.3 All lands within the neighbourhood plan area are subject to the requirements of the OCP 2008, Section 19.0 Fire Interface.
- 3.4 All lands within the neighbourhood plan area are subject to the requirements of the OCP 2008, Section 23.0 Development Permit Areas (All Areas).
- 3.5 The City will increase pedestrian connections and cycling access to this area by promoting development that encourages alternative transportation as per Section 26.7, OCP 2008.
- 3.6 The City will work with new development to create better pedestrian and alternative transportation access to recreation areas and parks as per Section 26.8, OCP 2008.
- 3.7 During the subdivision and development permit application review process, the applicant shall demonstrate the impact of new development on views from existing residential development. Further, the applicant shall demonstrate that wherever possible, the proposed new development has been sited to reduce view impacts.
- 3.8 During the subdivision and development permit review process, the applicant shall demonstrate how new development forms and characteristics will complement existing residential development.





- 3.9 All properties designated Residential Low Density shall have a maximum density of 12 units per acre (30 units per hectare).
- 3.10 All properties designated Hillside Residential Single and Two Family (RST) shall have a maximum density of 10 units per acre (25 units per hectare), as calculated per policy 3.14 below.
- 3.11 All properties designated Residential Medium Density shall have a maximum density of 44.5 units per acre (110 units per hectare).
- 3.12 All properties designated Hillside Residential Multifamily (RMF) shall have a maximum density of 22 units per acre (55 units per hectare), as calculated per policy 3.14 below.
- 3.13 All properties designated Hillside Residential Apartment Housing shall have a maximum density of 44.5 units per acre (110 units per hectare), as calculated per policy 3.12 below.
- 3.14 For the purpose of calculating density in lands designated for hillside development, only predevelopment areas with a slope 30% or less shall be used.
- 3.15 Where appropriate, pursue opportunities for secondary suites and flex units.
- 3.16 Where topography allows, ground orientation with at grade, private entrances and pedestrian scale detailing and forms shall be pursued, as per policy 6.5 in OCP 2008.
- 3.17 Medium density residential areas and any sites where multiple family housing (with four or more units) is developed are designated as Development Permit Areas and are potentially subject to guidelines stipulated in Sections 23, 24, 25 and 26 and as per policy 6.5 in OCP 2008.
- 3.18 All properties proposed for the following secondary uses (Bylaw #4858, 2004):
- a. Bed and Breakfast Home
  - b. Care Centres, Minor
  - c. Group Homes, Minor
  - d. Home Based Business, Major
  - e. Secondary Suites

are designated as Development Permit Areas, subject to Sections 23, 24, 25 and 26 and policy 6.13 of OCP 2008.

## 4.0 Commercial

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### **Goals:**

To provide opportunities for home based businesses within the neighbourhood plan area.

To provide opportunities for viable commercial development in the context of a limited neighbourhood customer market.



### **Context:**

With a build out of approximately twelve hundred residential units proposed for the neighbourhood plan area, the population of the neighbourhood will require some commercial services to reduce their need for trips to the nearest neighbourhood centre currently located around Landing Plaza on 25<sup>th</sup> Avenue and future commercial complexes in the Waterfront Neighbourhood Plan area. As the neighbourhood plan area is at the end of Tronson Road, and at this time there are no plans to extend Tronson Road northward through IR #1 lands, no traffic from outside the plan area will assist in supporting businesses. Due to this isolated location, commercial uses must be fully supportable by the neighbourhood population. However, the customer market is not sufficient to support a designated commercial area, particularly given the significant seasonal fluctuations in residential occupancy. Without consistent year round customers, even small scale businesses such as a convenience store are unlikely to be viable.

In the future, as residential development areas are completed and the neighbourhood population grows, opportunities for seasonal temporary food services may be viable in the form of a summer ice cream shop or other business of a similar scale. A possible location is adjacent to the public park, as the lake access across from this location and the central location in the neighbourhood may create enough of a customer base during the summer months to support business in this format.

One commercial operation (a restaurant) is located within the northern portion of the plan area adjacent to Tronson Road. Although the neighbourhood plan has the restaurant property designated Residential Low Density, the commercial zoning of the property is intended to remain in place. Therefore, the business operation on the property will remain legally conforming.

### **Policy:**

- 4.1 Commercial uses shall be limited to home based businesses and temporary seasonal commercial operations adjacent to the public park near Tronson Road and Tavistock Road.

## 5.0 Neighbourhood Amenities – Parks & Open Space

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### **Goals:**

Work with Regional District of North Okanagan - Greater Vernon Parks, Recreation and Culture to provide active and passive park space meeting the growing and changing needs of the Bella Vista West neighbourhood.

Work with Regional District of North Okanagan - Greater Vernon Parks, Recreation and Culture and community organizations to provide additional recreational facilities and services to meet the needs of the neighbourhood's growing population.



Work with the Regional District of North Okanagan - Greater Vernon Parks, Recreation and Culture to provide two neighbourhood parks within the neighbourhood plan area.

### **Context:**

The need for additional public trails and public neighbourhood parks has been identified by the current residents of the area and in the Greater Vernon Parks and Recreation Master Plan. Additional passive and active park areas are required to accommodate passive activities, recreation play areas, hard surface play areas and pocket parks. Additional private recreational facilities including tennis courts, pool and private common beach areas are located within the developed portions of the neighbourhood plan area. However, these are not public facilities and are not accessible to all residents within the neighbourhood plan area.

Parks, recreation, and cultural services in Vernon are provided through the Regional District of North Okanagan – Greater Vernon Parks, Recreation and Culture. One passive public park (designed for viewing, resting and other uses involving limited physical activity and limited need for facilities and/or equipment) is located in the Bella Vista West neighbourhood plan area along the lake in the southwest portion of the Neighbourhood Plan. This park is identified in the Greater Vernon Parks and Recreation Master Plan as a Natural Area. Facilities will include a trail connecting Tronson Road to the shore of Okanagan Lake (Trail 4). This moderately steep trail will provide pedestrian and access to the lakeshore.

The Greater Vernon Parks and Recreation Master Plan identified a need for a 2.5 hectare neighbourhood park within the plan area. The neighbourhood plan divides this 2.5 hectare park into two smaller active neighbourhood parks (designed for recreation activities and includes the required facilities and/or equipment for these activities). One is a 1.0 hectare park located on the south side of Crofton Road (shown as P1 on Map 4). The second is a 1.5 hectare park located

between Tronson Road and Goldclaim Road (shown as P2 on Map 4). These two parks are intended to be constructed as a function of further residential development in the neighbourhood plan area. All three public park areas are designated as Parks and Open Space on Map 3.

In addition to these three public parks, the neighbourhood plan area contains significant private park areas that will form a part of common properties for adjacent residential developments. These areas are designated Parks and Open Space on Map 3.

Five future public trails are identified, one connecting Goldclaim Road to Tavistock Road (shown as Trail 1 on Map 4), the second connecting the terminus of Tavistock Road to Tronson Road (shown as Trail 2 on Map 4), the third connecting Tavistock Road switchbacks along the eastern edge of the neighbourhood plan area to Crofton Road (shown as Trail 3 on Map 4), the fourth trail connecting Tronson road to the waterfront (shown as Trail 4 on Map 4) and the fifth trail connecting Adventure Bay Road to the Foster Road lake access (shown as Trail 5 on Map 4). Trails 1 & 3 in connection with portions of Goldclaim Road, Tavistock Road and Crofton Road create the "Ribbons of Green Trail" within the neighbourhood plan area. All trails will be designed to accommodate pedestrians and wherever topography will allow and where appropriate will be designed to also accommodate cyclists. The three trails defined in the neighbourhood plan will include all weather surfacing.



### **Supporting Policies:**

- 5.1 Support the Greater Vernon Parks and Recreation Master Plan recognition of the need for neighbourhood park area in the Bella Vista West Neighbourhood Plan.
- 5.2 Support the creation and expansion of recreational parkland (shown as P1 and P2 on Map 4) and trails (shown as Trail 1, Trail 2, Trail 3 and Trail 4 on Map 4) serving the needs of the neighbourhood and meeting the following criteria:
  - a. Central to the population it serves;
  - b. Within or adjacent to designated residential areas;
  - c. Enhances the liveability of the neighbourhood;
  - d. Meets an identified need in the neighbourhood;
  - e. Increases resident access to recreation opportunities;
  - f. Provides enhanced and/or expanded access to the Okanagan Lake waterfront;
  - g. Provides connections to and between parks;
  - h. Easily accessible for pedestrians and where terrain allows cyclists;
  - i. Topographically suited to the intended uses;



- j. Does not adversely impact on highly sensitive ecosystems, threatened species, or riparian features; and
  - k. Park design to include public participation.
- 5.3 The City supports the addition of neighbourhood park areas (shown as P1 and P2 on Map 4), including the provision of the following:
- a. Hard surfaced play area;
  - b. Grass surface play area;
  - c. Playground equipment;
  - d. Natural passive park areas;
  - e. Benches and picnic area;
  - f. Public on-site vehicle and bicycle parking; and
  - g. Appropriate signage.
- 5.4 Three of the designated public trails (Trail 1, Trail 2, Trail 3) are to be provided through statutory rights-of-way and are to be designed to accommodate pedestrians and where terrain will allow and where appropriate cyclists.
- 5.5 Trail 4 is to be a public trail within the lakeshore public park connecting future parking adjacent to Tronson Road with the waterfront.
- 5.6 Identify and mark the “Ribbons of Green Trail” connection joining Tronson Road at Goldclaim Road west to the end of Crofton Road at Tronson Road.
- 5.7 Support retention of passive parkland and natural areas meeting the following criteria:
- a. Preserves and enhances a unique or threatened ecosystem or species;
  - b. Preserves and enhances riparian ecosystems adjacent to Okanagan Lake and other wetland features;
  - c. Provides connections between natural areas;
  - d. Provides and protects wildlife corridors;
  - e. Provides protection of visually sensitive areas in the City; and
  - f. Provides non invasive public access opportunities to protected features through facilities such as viewing platforms, low impact trails and interpretive centres.



## 6.0 Transportation

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### **Goals:**

Improve the livability of the Bella Vista Neighbourhood Plan area by increasing the use of alternative transportation modes including, but not limited to, cycling and walking.

Secure adequate rights-of-way for future transportation projects.

Provide a secondary emergency access route connecting through the Bella Vista Neighbourhood Plan area from the end of Goldclaim Road to the southeast corner of the neighbourhood plan area at Tronson Road.



### **Context:**

The location of the Bella Vista Neighbourhood Plan area presents several transportation challenges. Tronson Road is the only road access into the neighbourhood plan area. All vehicles, cyclists and pedestrians share the right-of-way for access to the area. The area is not serviced by public transit, and the number of residential units proposed within the plan area will not support transit service in the future. However, School District #22 does provide bus service to carry children to elementary and secondary schools. Limited pedestrian infrastructure is available within the neighbourhood plan area. The proposed trail network and the addition of sidewalks and bicycle lanes will improve the opportunities for alternate transportation in the neighbourhood plan area. During the 2009 public consultation process, residents stressed the need for an emergency access alternative to Tronson Road. The portion from the end of Crofton Road to Tronson Road is existing and the portion connecting Goldclaim Road to Tavistock Road will be constructed as a function of new development in the area.

### **Supporting Policies:**

- 6.1 Pedestrian and cycling connections to and within this area will be supported by promoting development that encourages alternative transportation as per policy 26.7 in OCP 2008.
- 6.2 The City will work with new development to create better pedestrian and alternative transportation access to recreation areas and parks as per policy 26.8 in OCP 2008.

- 6.3 Provide a public access route from the end of Goldclaim Road to Tavistock Road (shown as Trail 1 on Map 5). This public access is to be gated at both ends, will be available for pedestrians and cyclists and in the case of emergency, will be capable of accommodating vehicle traffic. The connection from the intersection of Tronson Road and Goldclaim Road to the intersection of Crofton Road and Tronson Road is designated as a "Ribbons of Green Trail".
- 6.4 Wherever possible, pedestrian connections between roads are to be provided in order to increase connectivity and minimize the length of travel for pedestrians.
- 6.5 Transportation networks are to be designed and constructed according to the Hillside Guidelines.





## 7.0 Environment

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### **Goals:**

Protect grassland, rangeland and gullies.

Support invasive species management and encourage the selection of appropriate landscape species.

Protect biodiversity, sensitive ecosystems, wildlife habitat and movement corridors.

Provide for the maintenance of ecosystem function.

Reduce the interface conflict between residential, agricultural and park lands.

Provide connectivity between natural areas.

Integrate habitat protection, interface management, wildlife corridor creation and invasive species control into all permitting processes and land use decision making.



### **Context:**

The Bella Vista West Neighbourhood Plan area includes lands having low, medium and high ecosystem sensitivity according to the Sensitive Ecosystem Inventory (SEI). In addition, the neighbourhood plan area includes south facing, arid grasslands and rangelands, sparse forest cover in the upper lands and lakeshore riparian areas along Okanagan Lake.

This area has been impacted by cattle grazing, but is otherwise a greenfield site which supports diverse wildlife species and grassland habitats. The creation and protection of wildlife corridors, refuges and access to open water is important for the modification of this land from lightly disturbed greenfield conditions to a residential neighbourhood. Wildlife currently living on and moving through this area will be brought into conflict with new residential property owners should insufficient area and access be provided for their movement and habitat needs.

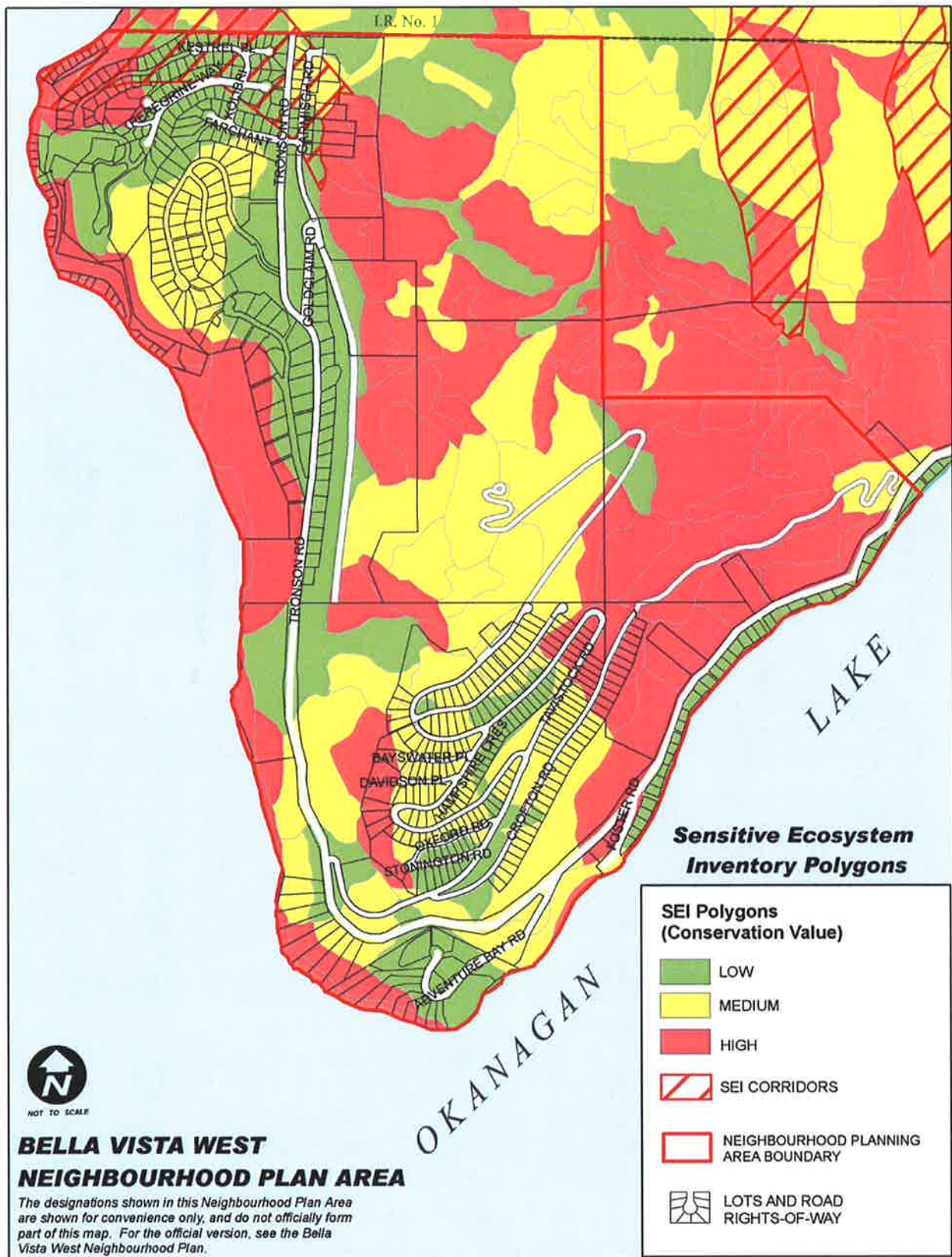
As well, during the development of a neighbourhood in this area, consideration of buffers between residential uses and remaining grassland, agricultural lands and park lands need to be included to avoid unnecessary issues arising from fire break requirements, agricultural animal escapes, noise and nuisance issues along the land use interface lines.

### **Supporting Policies:**

- 7.1 Apply the Environmental Management Areas Strategy to all lands within the neighbourhood plan area during review of all development applications including rezoning, subdivision, development permit and development variance permit.
- 7.2 Protect open spaces, natural areas, natural features, essential habitats and sensitive ecosystems within the neighbourhood plan area as per policies 11.3, 11.4 and 11.5 in OCP 2008 and in compliance with all applicable provincial and federal regulations.
- 7.3 Support opportunities for neighbourhood residents to participate in the protection and conservation of the environment within the plan area.
- 7.4 Support opportunities for education on the features, species, and ecosystems located within the neighbourhood plan area.







Map 6

## 8.0 Energy

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### **Goals:**

Integrate the use of solar, geothermal and wind energy generation throughout the neighbourhood plan area, as appropriate.

Explore opportunities for neighbourhood energy projects, as appropriate.

### **Context:**

The neighbourhood plan area is located on a south facing slope at the end of Okanagan Lake in an area with natural bedrock. This provides ideal conditions for the integration of solar, wind and geothermal energy generation into residential construction, as well as part of street and trail lighting. The price of energy, and its availability, can impact not only how energy efficient homes are, but determine the long term cost of operating a home. This can also be applied to those shared amenities and infrastructure elements which require energy to operate, such as street lights and trail lights. Implementation of energy generation capacity within the plan area will provide residents and strata organizations with the option to operate their homes and common areas at a lower cost over the long term, with less environmental impact.

### **Supporting Policies:**

- 8.1 Encourage the planning, design and construction of energy aware neighbourhoods and buildings, including the minimization of the non-renewable energy use and investing in energy efficient design features as per policy 10.2 in OCP 2008.
- 8.2 Emphasize innovation in building design and raise awareness of green building options, materials sourcing, energy alternatives and consideration of the needs of future property owners for energy efficient options, balanced with the cost of construction as per policy 10.3 in OCP 2008.
- 8.3 Promote energy conservation and community awareness of energy use and its alternatives as per policy 10.8 in OCP 2008.



## 9.0 Agriculture

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### **Goals:**

Identify and protect agricultural lands.

Provide opportunities for food production to residents within the neighbourhood plan area.



### **Context:**

All lands within the Bella Vista West Neighbourhood Plan area are within the Agricultural and Hillside Residential District (District 3) of the OCP 2008 Land Use Plan. Within the northeast portion of the Bella Vista West Neighbourhood Plan area are lands designated as Rural Agriculture (RA). Portions of these lands are currently utilized for agricultural purposes but due to topography and rocky soil conditions, use has been limited to cattle grazing and calving. Although the plan area does not support large scale agricultural cultivation, residential gardens may be viable in certain portions of the neighbourhood plan area. Limitations on the viability of residential garden space will include irrigation, water availability, poor soils, rocky outcrops and steep slopes.

### **Supporting Policies:**

- 9.1 Create buffers to discourage interaction between agricultural activities, grazing and calving and residential activities through the installation of dense landscaping and fencing.
- 9.2 Encourage the construction of community garden space adjacent to residential developments without private, ground level outdoor space, or in areas readily accessible to residents in multifamily residential developments.
- 9.3 Ensure the creation and use of residential gardens are not impeded through strata bylaws and/or covenants registered on title.
- 9.4 Support opportunities for education on gardening and food production for neighbourhood plan area residents.
- 9.5 Prevent the spread of noxious weeds and the introduction of invasive species from gardens and residential landscaping as per Landscape Bylaw #5014.
- 9.6 Ensure buffer landscaping is composed of grassland ecosystem appropriate native plants.

## 10.0 Social Planning

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### **Goals:**

Ensure development proposals are reviewed in the context of the health and safety of the existing and future residents of the neighbourhood.

Include Crime Prevention Through Environmental Design (CPTED) considerations in the review of development applications.

Support the development of a variety of residential housing form and sizes within the neighbourhood.

Support the development of accessible childcare for residents within the neighbourhood plan area.

### **Context:**

It is important that the health, safety and well being of current and future residents are included in planning for the neighbourhood. The neighbourhood plan area is situated on the periphery of the city, does not have public transit service and does not offer health, personal or commercial services within the neighbourhood. This limits the opportunity to provide housing options for all members of the community. However, there are opportunities to encourage a variety of residential development forms and unit sizes to provide housing options for more household types, and to enhance the accessibility of public amenities to ensure the needs of the people utilizing the facilities are being met.

### **Supporting Policies:**

- 10.1 Encourage a variety of housing forms and unit sizes.
- 10.2 Work towards universal physical accessibility in new development and to public facilities and amenities, policy 16.13 in OCP 2008.
- 10.3 Continue efforts to support affordable and accessible childcare for residents in the neighbourhood plan area.
- 10.4 Utilize Crime Prevention Through Environmental Design principles (CPTED) in the review process for rezoning and development applications (policy 16.19 in OCP 2008).

## 11.0 Infrastructure

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### **Goals:**

Conserve water through reduced water use in existing development and designing for lower use in new development.

Maintain natural surface waterways and groundwater routes.

Pursue on-site stormwater retention.

Maximize the number of residential units serviced by infrastructure.

Facilitate the siting of new development adjacent to existing infrastructure.

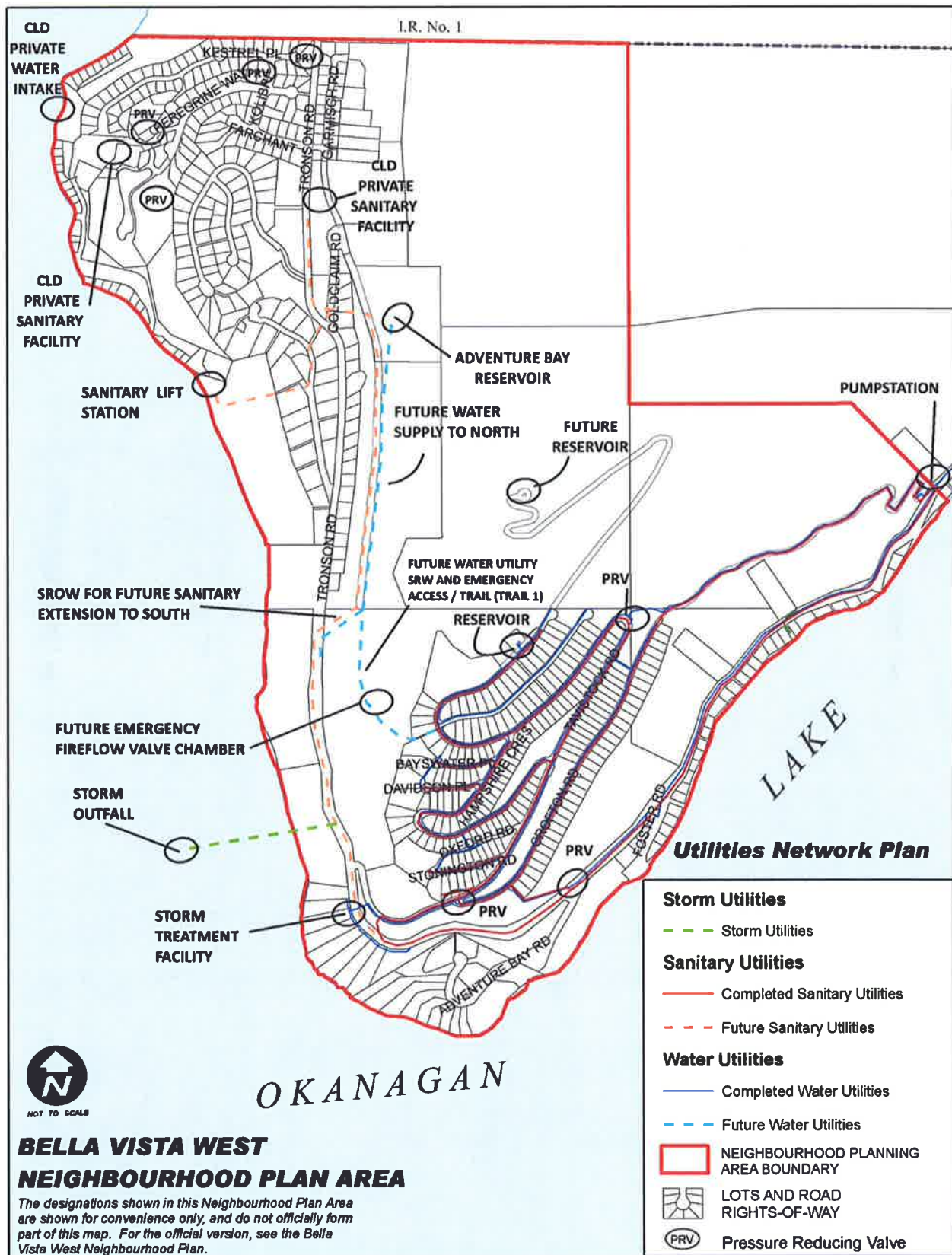
Limit the amount, size and impact of infrastructure (sewer services, water services, storm services, roads, solid waste and recycling, other utilities and related structures).

### **Context:**

The topography and soil conditions within the Bella Vista West Neighbourhood Plan area create significant issues for servicing and accessing. Through the Hillside Guidelines, the City limits the amount of infrastructure constructed and ensures that the infrastructure constructed is as efficient as possible. This limits the amount of infrastructure the City must maintain and replace in the future. Existing infrastructure within the neighbourhood plan area includes both municipal and private utility services for water, sewer and storm. The northwestern portion of the plan area is currently serviced by a private water and sewer utilities and the southern portion of the plan area is serviced by public services.

### **Supporting Policies:**

- 11.1 Development is to follow the Hillside Guidelines during the design of all new infrastructure.
- 11.2 Encourage water conservation in existing and new development.
- 11.3 Ensure efficient use of infrastructure by siting new development adjacent to existing infrastructure.
- 11.4 Wherever site conditions will allow, on-site storm water retention will be required.
- 11.5 Ensure the natural pattern of ground and surface water is maintained wherever possible.





## 12.0 Fire Interface

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### **Goals:**

Reduce the firehazard risk within the Bella Vista West Neighbourhood Plan area.

### **Context:**

All lands within the Bella Vista West Neighbourhood Plan area are identified as being within a wild land fire protection and interface area. As the plan area includes significant components of forest and grasslands, the risk of wild land fire in the plan area is high. In order to reduce the risk to the residents of wild land fire moving from the natural areas to developed areas, new development is required to adhere to the policies in Section 19 – Fire Interface, of the OCP 2008.

The steep slopes and limited access in the neighbourhood plan area will add to the difficulties in controlling wild land fire. The principle of protection through prevention applies as a best practice for the neighbourhood plan area.

All new development will require the installation of fire sprinklers.



### **Supporting Policies:**

- 12.1 Apply the requirements of policies 19.1 to 19.9 in OCP 2008.
- 12.2 Support the education of neighbourhood plan residents in the risks and preventative actions that should be pursued.
- 12.3 Support the Vernon Fire Department and Bylaw Enforcement Division in identifying accumulations of materials presenting a high fire risk and supporting their removal.
- 12.4 Property owners are to follow the Fire Smart principles as included in Section 19 in OCP, 2008.