



## **CORPORATION OF THE CITY OF VERNON**

### **ADVISORY PLANNING COMMITTEE**

**TUESDAY, MAY 26, 2020 @ 4 P.M.**

**OKANAGAN LAKE ROOM**

## **A G E N D A**

**1) ADOPTION OF AGENDA**

**2) ADOPTION OF MINUTES**

May 12, 2020 (attached)

**3) NEW BUSINESS:**

a) **ZON00300** – Rezoning Application for 1800 Phoenix Drive

**4) INFORMATION ITEMS:**

a) The Staff Liaison reviewed APC related items discussed at the May 25, 2020 Council meeting.

**5) DATE OF NEXT MEETING:**

The next meeting is tentatively scheduled for Tuesday, June 9, 2020.

**6) ADJOURNMENT**



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, MAY 12, 2020

**PRESENT:** VOTING

Larry Lundgren  
Doug Neden  
Joshua Lunn  
Monique Hubbs-Michiel  
Phyllis Kereliuk  
Don Schuster  
Mark Longworth  
Bill Tarr  
Harpreet Nahal  
Jamie Paterson  
Lisa Briggs

NON-VOTING

Mayor Cumming (Alternate Member)

**ABSENT:** Councillor Mund (Appointed Member)

**STAFF:** Craig Broderick, Manager, Current Planning/Staff Liaison  
Janice Nicol, Legislative Committee Clerk

**ORDER**

The Chair called the meeting to order at 4:01 p.m.

**ADOPTION OF  
AGENDA**

Moved by Don Schuster, seconded by Monique Hubbs-Michiel;

THAT the agenda of the Advisory Planning Committee meeting for May 12, 2020 be amended to include:

**1) Under Unfinished Business: Freshco Sign**

AND FURTHER, that the agenda be adopted as amended.

**CARRIED.**

**ADOPTION OF MINUTES**

Moved by Monique Hubbs-Michiel, seconded by Bill Tarr;

THAT the minutes for the Advisory Planning Committee meeting of April 28, 2020 be adopted.

**CARRIED.**

**UNFINISHED BUSINESS:**

**FRESHCO SIGN**

A Committee member noted that he had been contacted by several residents regarding concern about an additional neon sign at the site of 'Freshco' (the former downtown Safeway). It was confirmed that there will not be a neon sign. A confirmation email will be sent out to the Committee from the Staff Liaison.

**NEW BUSINESS:**

**DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 5757 OKANAGAN LANDING ROAD**

The Manager, Current Planning, reviewed Development Variance Permit application for 5757 Okanagan Landing Road. The Committee noted the following:

- Clarification that this will be a new build and won't obstruct anyone's view.

Moved by Doug Neden, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee recommends that Council support the Development Variance Permit application #DVP00478 to vary the following section of Zoning Bylaw #5000 to increase the maximum size of a secondary suite within a secondary building from 90m<sup>2</sup> to 104m<sup>2</sup> on the property located on Lot A, DL 66, Plan 228582, ODYD, (5757 Okanagan Landing Road):

- a) To vary Section 5.55, to increase the maximum floor area of a secondary suite from 90m<sup>2</sup> to 104m<sup>2</sup>.

AND FURTHER, that the Advisory Planning Committee recommends that Council's support of DVP00478 is subject to the following:

- a) That the survey plan and elevation plan intended to illustrate the height of the proposed structure and noted as Attachment 1 and 2 in the report titled "Development

Variance Permit Application for 5757 Okanagan Landing Road” and dated May 7, 2020 by the Planning Assistant be attached to and form part of DVP00478 as Schedule ‘A’.

**CARRIED.**

**DEVELOPMENT  
VARIANCE PERMIT  
FOR 180 WHISTLER  
PLACE**

The Manager, Current Planning reviewed Development Variance Permit application DVP00475 for 180 Whistler Place. The Committee noted the following:

- There was concern regarding the mitigation of water from lots closer to Whistler Place flowing downstream
- Concern for integrity of fill that will be placed on proposed building lots and the degree of the existing slope on the proposed Lots 11 and 12
- Drainage and how it will be managed is a concern. Confirmation that subdivision will not be approved until drainage issues have been managed through a geotechnical plan
- Concern that lot plan can be changed and building location can be changed.

Moved by Harpreet Nahal, seconded by Doug Neden;

THAT the Advisory Planning Committee recommends that Council support the development variance permit application to vary Section 4.16 of Zoning Bylaw #5000 in order to allow for subdivision and construction on portions of proposed lots with slopes in excess of 30% on Lot 1, Plan KAP33073, Sec 13, Tp 8, ODYD, Except Plans 36571, KAP47539, KAP47864, KAP50864, KAP52670, KAP60627, KAP67778, KAP75529, KAP76799, KAP78519, KAP80460, KAP81247, KAP82631, KAP85397, KAP86557, KAP87697, and KAP90546 (180 Whistler Place).

**CARRIED.**

**INFORMATION ITEMS**

The Manager, Current Planning reviewed the following APC related applications discussed at the May 11<sup>th</sup>, 2020, Council meeting:

- **DVP00474** –2600 25<sup>th</sup> Avenue – issued, once all conditions of Council have been met

- **DVP00477** – 1103 35<sup>th</sup> Avenue - Council voted to support this application due to neighbour support. Staff recommendation changed from March 26 APC meeting to 'not support' due to further information received.

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is to tentatively scheduled for May 26, 2020.

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at: 4:36 p.m.

**CERTIFIED CORRECT:**

\_\_\_\_\_Chair



# THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

**SUBMITTED BY:** Daniel Sturgeon  
Long Range Planner

**COUNCIL MEETING:** REG  COW  I/C   
**COUNCIL MEETING DATE:** June 8, 2020  
**REPORT DATE:** May 22, 2020  
**FILE:** ZON00300 (3360-20)

**SUBJECT:** REZONING APPLICATION FOR 1800 PHOENIX DRIVE

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## **PURPOSE:**

To present a rezoning application for the subject property located at 1800 Phoenix Drive within the Foothills Neighbourhood from A2 (Rural – Large Holdings) and R2 (Large Lot Residential) to HR1 (Hillside Residential Single and Two Family), HR2 (Hillside Residential Multi-Family), and P1 (Parks and Open Space) in order to allow the subdivision of single and two family lots, a multi-family lot, the dedication of undisturbed open space and a remnant parcel.

## **RECOMMENDATION:**

THAT Council support the application to rezone Amended Lot G (SEE DD 216774F) Sections 13 and 24 Township 8 ODYD Plan 1362 Except Plans 28422, 36541, KAP82631, KAP84094, KAP90431, EPP38363 And EPP72337 (1800 Phoenix Drive) within the Foothills Neighbourhood from A2 (Rural – Large Holdings) and R2 (Large Lot Residential) to HR1 (Hillside Residential Single and Two Family), HR2 (Hillside Residential Multi-Family), and P1 (Parks and Open Space);

AND FURTHER, that prior to adoption of a zoning amendment bylaw:

- a) Registration of a Section 219 “No Disturb” Covenant on the remnant parcel (lands beyond Phase 1) that would restrict future subdivision or any development until the approval of a pre-plan, consistent with the Foothills Neighbourhood Plan, that would identify the location of a future road network that specifically connects with Mountridge Drive to the north and generally to the road network to the east, respects sensitive areas including seasonal water bodies or drainage courses, and provides for future parks and trail connections;
- b) Registration of a 50 metre radius no-build and no-disturb covenant for the area surrounding the archaeological site;
- c) Payment of water latecomer charges for use of reservoir capacity in the Sun Peaks Reservoir;
- d) Confirmation of the downstream capacity of the existing drainage system to handle flows from the proposed development;
- e) The applicant provide geotechnical information regarding slope, soil and hydrogeological conditions along the edge of the environmentally sensitive area in Phase 1 of the proposed development, including recommendations regarding the location of final lot lines, a no disturb covenant, and safe building setbacks in this area;

- f) Submission of Subdivision and Environmental Development Permit applications for Phase 1 of the development including design of on-site and off-site works and services necessary to service the first phase of development and receipt of a supportable subdivision layout to the satisfaction of the Approving Officer; and
- g) Finalization of a traffic impact assessment which details any necessary off-site improvements as result of the proposed development and registration of any necessary covenants restricting development phases until such improvements are complete.

**ALTERNATIVES & IMPLICATIONS:**

- 1. THAT Council *Any other conditions as cited by Council.*

*Note: This alternative supports the rezoning application as submitted with the addition of any other conditions that Council may wish to add.*

- 2. THAT Council NOT support the application to rezone Amended Lot G (SEE DD 216774F) Sections 13 and 24 Township 8 Osoyoos Division Yale District Plan 1362 Except Plans 28422, 36541, KAP82631, KAP84094, KAP90431, EPP38363 And EPP72337 (1800 Phoenix Drive) within the Foothills Neighbourhood from A2 (Rural – Large Holdings) and R2 (Large Lot Residential) to HR1 (Hillside Residential Single and Two Family), HR2 (Hillside Residential Multi-Family), and P1 (Parks and Open Space).

*Note: This alternative does not support the rezoning application, and as a result the application as submitted would not be able to proceed.*

**ANALYSIS:**

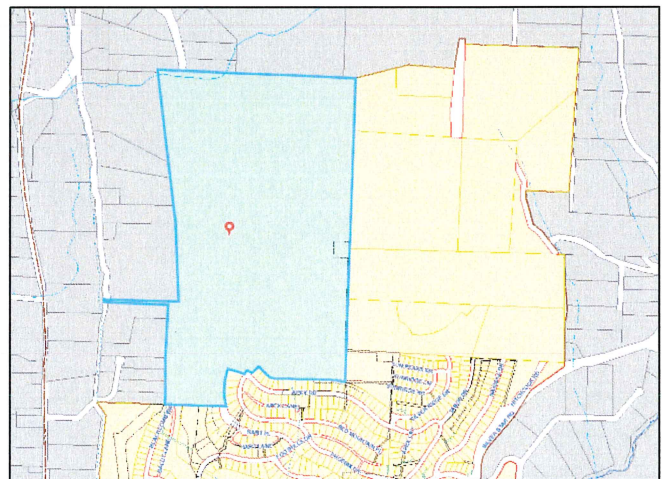
**A. Committee Recommendations:**

At its meeting of May 26, 2020, the Advisory Planning Committee passed the following resolution:

“ “

**B. Rationale:**

- 1. The subject property is addressed 1800 Phoenix Drive (Figures 1 and 2). It is located within the Foothills neighbourhood and adjacent to North Okanagan Regional District lands (Electoral Area C). Current roads to the property include Blackcomb Way and Phoenix Drive at the southern property line and Mountridge Road (within RDNO) at the northern property line.
- 2. The subject property is a 190 acre (77 hectare) irregular shaped parcel that forms approximately one-quarter of all the lands within the Foothills Neighbourhood Plan. It is designated as Hillside Residential and Rural-Agricultural within the Official Community Plan/Foothills Neighbourhood Plan (Attachments 1 and 2). It is currently zoned A2 and R2 (Attachment 3).



**Figure 1 – Property Location Map**

3. The R2 portion of the site is the result of a 2005 OCP amendment and rezoning process. This area was cleared and graded however development did not proceed further. A new subdivision application is currently underway for this portion of the site.
4. The adjacent zoning and land uses are:

Position	Zoning	Land Use
NORTH	Outside City Limits	Rural Residential
WEST	Outside City Limits	Rural Residential
SOUTH	R2, HR1, and P1	Single Family Residential
EAST	HR1, NU RDNO and CR RDNO	Rural Residential/ Undeveloped/Steep Slopes

5. The terrain of the property is complex with large areas of slope in excess of 30 degrees and sensitive ecosystems as shown on the attached topographic and conservation value maps (Attachments 4 and 5).
6. The sensitive ecosystem areas include a wildlife corridor which crosses the site from the south-west to the north east, areas of grasslands, shrublands and woodlands and clusters of rare ecological communities (groups of co-dependent species). These areas contain a number of federally listed red and blue-listed plant species. A wetted area and shallow-aquifer in the southwest corner support a large ESA and critical natural drainage functions from the site. Additionally, an unnamed creek enters the property from the northern property line and exits to the west near the northern property line.



**Figure 2 – Aerial Map of Property**

7. The subject property is vacant. Historical development across the site includes rough roads and an informal trail network and a flattened area of former pasture or farmland. Human and agricultural activities have led to the introduction of a number of invasive species which compromise some ESA function. The site also contains a provincially protected archaeological site. The location of the site has been removed from the drawings to protect its integrity.
8. The steep slopes across the subject site are significant, with many areas exceeding 45% slope. The development areas of the parcel containing the least amount of ESA areas and steep slopes are located in the north-west and south-east quadrants. This generally follows the underlying OCP designation.
9. The applicant proposes the rezoning to accommodate several phases of subdivision and development over ten or more years. The proposed zoning designations are HR1, HR2 and Park as shown in Attachment 6.
10. A conceptual subdivision phasing plan and overall site layout is shown in Attachment 7. Phases are not necessarily expected to occur in the sequence of their numbering.
11. Development of the 39 acres (15 hectares) in the south-eastern portion of the site (Block 3 on Attachment 6 and Phases 9 through 12 on Attachment 7) requires construction of an offsite high-elevation water reservoir to the north-east of the subject site. Significant coordination of development

amongst multiple properties with different ownership is required for this to occur, and combined with the expense of development, is unanticipated for more than a decade.

12. HR1 Zoning for single and two family dwellings is proposed for 65% of the site, totalling 124 acres (50 hectares). The topographical and ESA limitations of the site will limit the buildable area. The applicant's conceptual plans indicate a full build-out across the site of 350 lots.
13. Two clusters of HR2 zoning for row-housing and semi-detached housing is proposed for 4% of the site (8 acres or 3.2 hectares) in the central-western and north-wester portions of the site. At the maximum density in the HR2 zone, this represents a potential 176 housing units.
14. Park Zoning is proposed for 23% of the site, a 107 acre (43 acre) strip of land following the approximate boundaries and locations of the wildlife corridor and areas designated as Rural-Agricultural in the Official Community Plan. It is anticipated that these lands would be conveyed to the City as development across the site proceeds. These lands preserve the wildlife corridor and some large ESA areas.
15. Three areas of steeply-sloped lands within the area of site designated in the OCP as Rural-Agricultural are proposed to remain as A2 Zoning. The applicant may pursue development of these lands in the future. This would require a successful Official Community Plan amendment and rezoning process, supplemented by detailed engineering and subdivision design and Council's support of a Development Variance Permit (to the Zoning Bylaw) for development on lands in excess of 30% slope. Given the slope within these areas exceeds 45%, Administration has advised the applicant of the challenges that this would present and the detailed development information that would be required.
16. Other smaller areas of steeply sloped lands are proposed by the applicant to be rezoned to HR1 and HR2. Similarly, development within these areas would be subject to a Development Variance Permit process before subdivision and development could proceed. While Administration is reluctant to support such variances, it is possible in some instances to undertake development on steep slopes provided detailed design is undertaken and it is proven that development can proceed in accordance with the City's Hillside Guidelines.
17. The first phase of development proposes to extend Blackcomb Drive north through the subject property to the end of Phase 1 (as shown in Attachment 7). This would incorporate 200 metres of road, constructed to a reduced-width road standard with no development and across a highly sensitive and ecologically valuable area that functions as an important drainage corridor for the site.
18. Beyond the 200 metre road section, development within the Phase 1 area proposes to infringe upon the ESA area, alter natural drainage processes, and incorporate areas of steep slope. In response to concerns regarding the integrity of drainage and ESA, the applicant has provided additional detailed information. Actions to mitigate disturbance in the ESA area and maintain drainage include no-disturb covenants on future lots, large open-bottom culverts for wildlife passage, a reduced road standard, and specialized stormwater management techniques. Compensation for removal of ESA area includes re-planting of species in alternate locations and removal of debris and invasive species.
19. It is acknowledged that some intrusion into the environmentally sensitive areas is unavoidable to accommodate development. However, concerns remain with the unknown impacts on sensitive areas and the exact boundary of development which would be acceptable in Phase 1. As result, Administration recommends that prior to adoption of the rezoning bylaw, the applicant undertake a detailed subdivision and Development Permit processes up to a point where a supportable layout subdivision layout is achieved. This serves as a means to confirm that the zoning boundaries on this complex site are appropriate.

20. The application to rezone the subject property to HR1, HR2 and P1 is generally consistent with the OCP and Foothills Neighbourhood Plan land use designations of Hillside Residential Single, Two Family and Multi Family uses. The OCP and Foothills Neighbourhood Plan Land Use Maps for this area (Attachments 1 and 2) show the Rural Agricultural (RAGR), Hillside Residential (HRES) and Sensitive Areas in a slightly different configuration than the proposed zoning, however the applicant has provided more details in an Environmental Impact Assessment prepared by Sage Environmental Ltd dated April 2018, and supplementary information provided by Western Water Associations.
21. Administration supports the rezoning of the subject lands as the proposed land use generally conforms to the OCP. Roads, trails and parklands would be secured by dedication, statutory right of way or road reserve through the subdivision of Phase 1 and subsequent development phases. The final location of lot lines and roads would be determined through detailed design and governed by supporting policies including the Environmental Management Strategy and Hillside Guidelines and applicable provincial regulation (including the Riparian Areas Protection Regulation).
22. A development permit would be required for the development of multi-family (HR2 Zoned) areas, and details of site layout, landscaping, parking and loading areas, access, building design and finish for these areas would be governed by the development permit review and approval process.

**C. Attachments:**

- Attachment 1: Official Community Plan Designations
- Attachment 2: Current Zoning
- Attachment 3: Foothills Neighbourhood Plan Land Use Designations
- Attachment 4: Topographic Plan of Subject Property
- Attachment 5: Environmentally Sensitive Areas / Conservation Values
- Attachment 6: Proposed Zoning Block Plan
- Attachment 7: Proposed Subdivision Phasing Plan of Subject Property

**D. Council's Strategic Plan 2019 – 2022 Goals/Action Items:**

The subject application involves the following goals/action items in Council's Strategic Plan 2019 – 2022:

- Support sustainable neighbourhoods by implementing neighbourhood plans and the OCP

**E. Relevant Policy/Bylaws/Resolutions:**

Official Community Plan Policies:

- 13.1 Maintain a clear and consistent approach to environmental management and ecosystem protection throughout the city in accordance with the Environmental Management Areas Strategy.
- 13.8 Work to enhance community access to lakeshore areas, hiking and walking paths and park space through the development process and in conjunction with municipal operations and other agencies as appropriate.
- 13.11 Ensure ecosystem conservation, enhancement, mitigation and restoration are undertaken as opportunities arise or as required as part of the development process.
- 26.1 The subject property is identified on Map 16 as the Hillside Residential and Agricultural District and designated as Development Permit Area 3.

OCP Policies 29.20 through 29.40 contain Design Guidelines applicable to lands within the Foothills Neighbourhood Plan Area.

**BUDGET/RESOURCE IMPLICATIONS:**

N/A

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Prepared by: \_\_\_\_\_

Approved for submission to Council: \_\_\_\_\_

Daniel Sturgeon  
Long Range Planner \_\_\_\_\_

\_\_\_\_\_  
Will Pearce, CAO

Date: \_\_\_\_\_

Kim Flick  
Director, Community Infrastructure and Development

**REVIEWED WITH**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Corporate Services                       | <input type="checkbox"/> Operations           | <input type="checkbox"/> Current Planning                                |
| <input type="checkbox"/> Bylaw Compliance                         | <input type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate                              | <input type="checkbox"/> Facilities           | <input type="checkbox"/> Building & Licensing                            |
| <input type="checkbox"/> RCMP                                     | <input type="checkbox"/> Utilities            | <input checked="" type="checkbox"/> Engineering Development Services     |
| <input checked="" type="checkbox"/> Fire & Rescue Services        | <input type="checkbox"/> Recreation Services  | <input type="checkbox"/> Infrastructure Management                       |
| <input type="checkbox"/> Human Resources                          | <input checked="" type="checkbox"/> Parks     | <input checked="" type="checkbox"/> Transportation                       |
| <input type="checkbox"/> Financial Services                       |   | <input type="checkbox"/> Economic Development & Tourism                  |
| <input checked="" type="checkbox"/> COMMITTEE: (APC) May 25, 2020 |   |  |
| <input type="checkbox"/> OTHER:                                   |   |  |







# OCP Designation

-  PARK – Parks and Institutional
-  ALR – ALR Lands
-  RAGR – Rural / Agricultural
-  HRES – Hillside Residential
-  RLD – Residential – Low Density



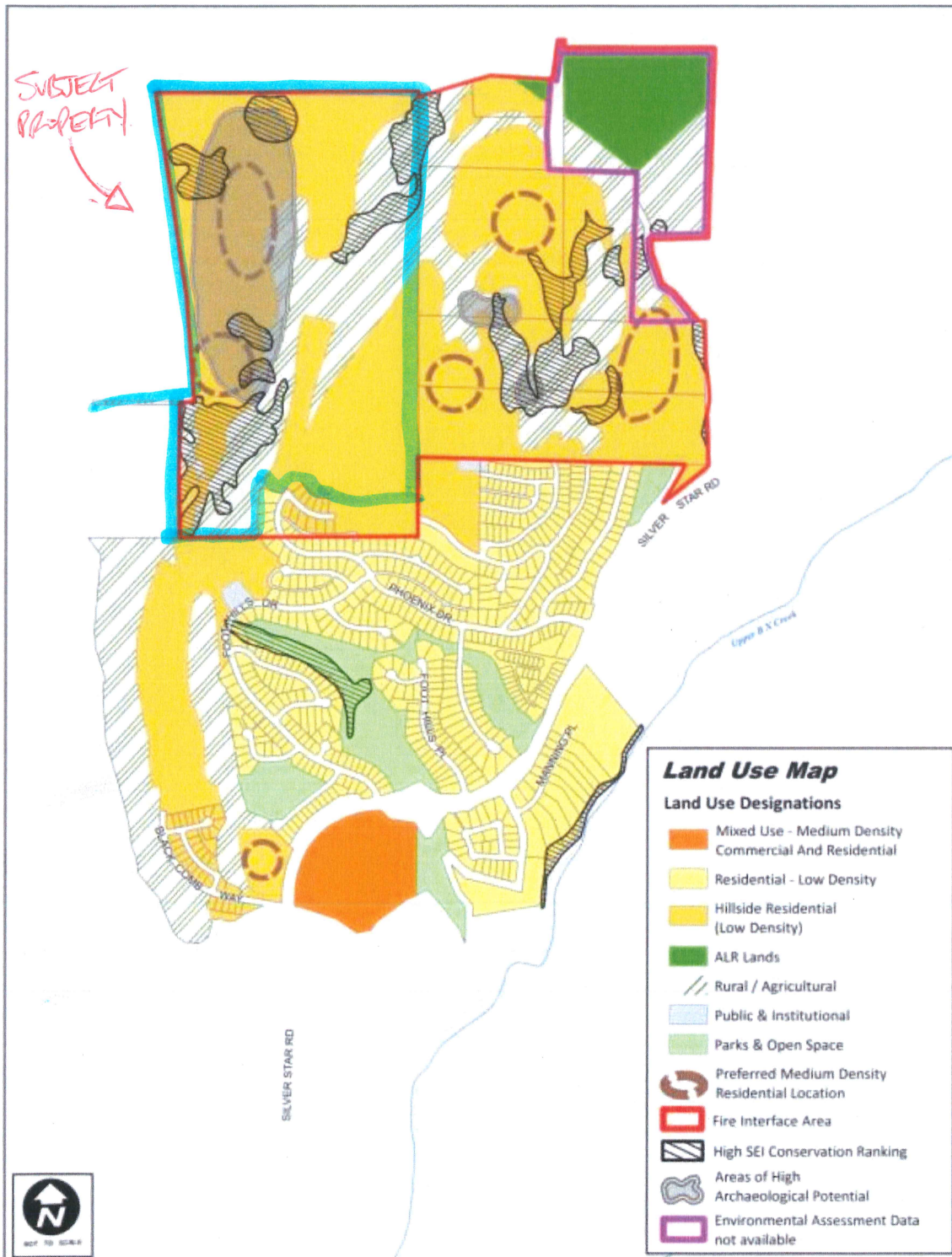


# Zoning Designation

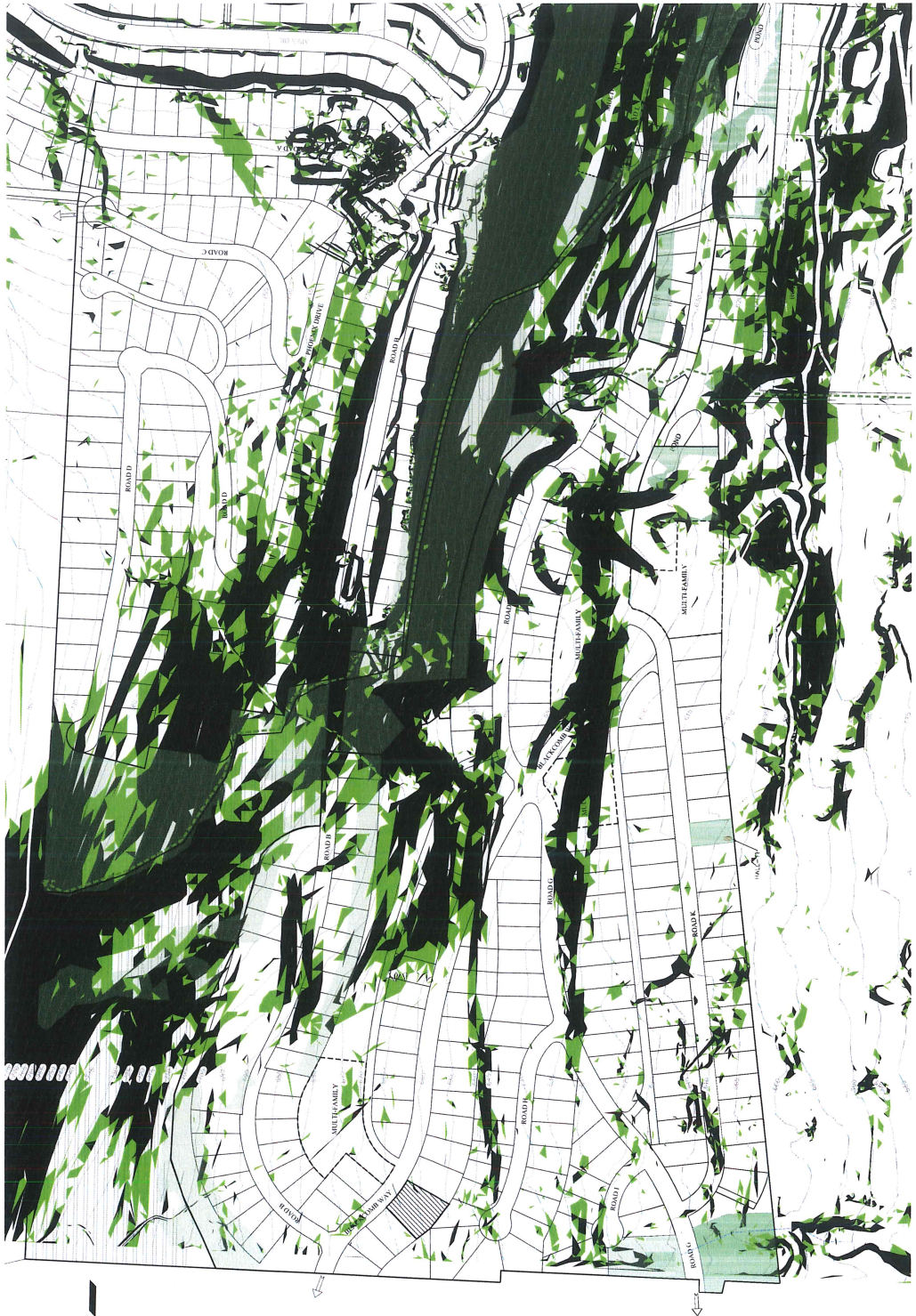
-  P4 – Utilities
-  P1 – Parks and Open Space
-  A2 – Rural - Large Holdings
-  R2 – Large Lot Residential
-  HR1 – Hillside Residential Single and Two Family



Map #5: Land Use Designations



PLAN 2 (488) 000 PLANNING AND DEVELOPMENT SERVICES COMMUNITY PLANNING WITH BOUNDARIES PLAN 2015/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000



LEGEND

- > 40% SLOPE
- 40-45% SLOPE
- 35-40% SLOPE
- 30-35% SLOPE
- 20-30% SLOPE
- PARK/OPEN SPACE
- WILDLIFE CORRIDOR
- RESTRICTION CONSTRAINT
- NO-BUILD / TO-RESTORE
- TRAILS
- ASPH-PAVEMENT SITE

no.	date	issued	by	app.	no.	date	revision	by	app.


  
 1445 Pacific Court  
 Menlo Park, CA 94025  
 Tel: (650) 400-8000  
 Fax: (650) 400-8004  
 client: FREESTONE ENTERPRISES LTD.

MENDENHALL SITE – PHASE 20  
SLOPE ANALYSIS PLAN

NOT FOR CONSTRUCTION			
designed	scale 1:2000	date	JAN 2020
drawn	project no.	drawing no.	102.40
checked			
approved			

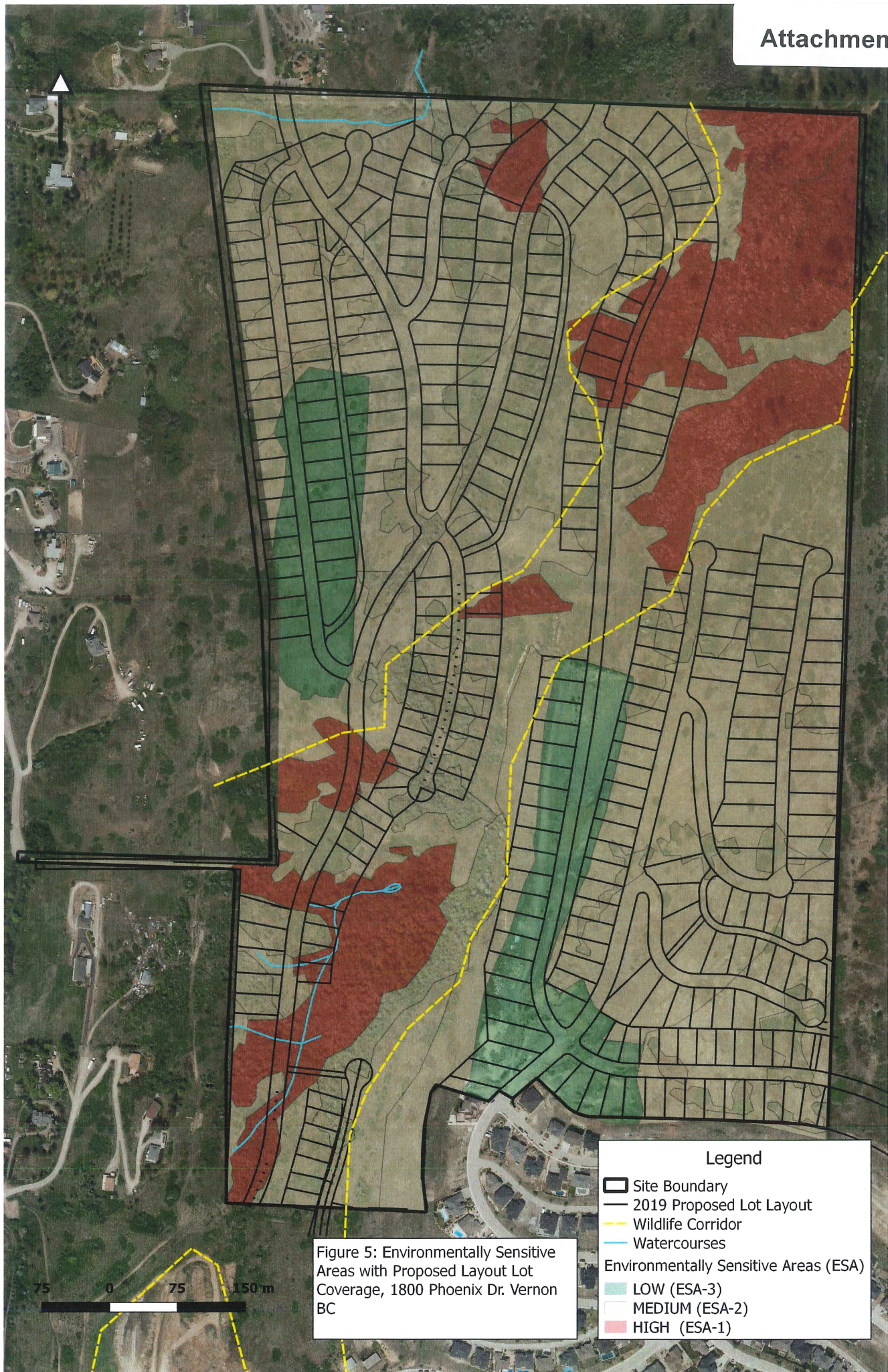


Figure 5: Environmentally Sensitive Areas with Proposed Layout Lot Coverage, 1800 Phoenix Dr. Vernon BC

**Legend**

- Site Boundary
- 2019 Proposed Lot Layout
- Wildlife Corridor
- Watercourses
- Environmentally Sensitive Areas (ESA)
  - LOW (ESA-3)
  - MEDIUM (ESA-2)
  - HIGH (ESA-1)

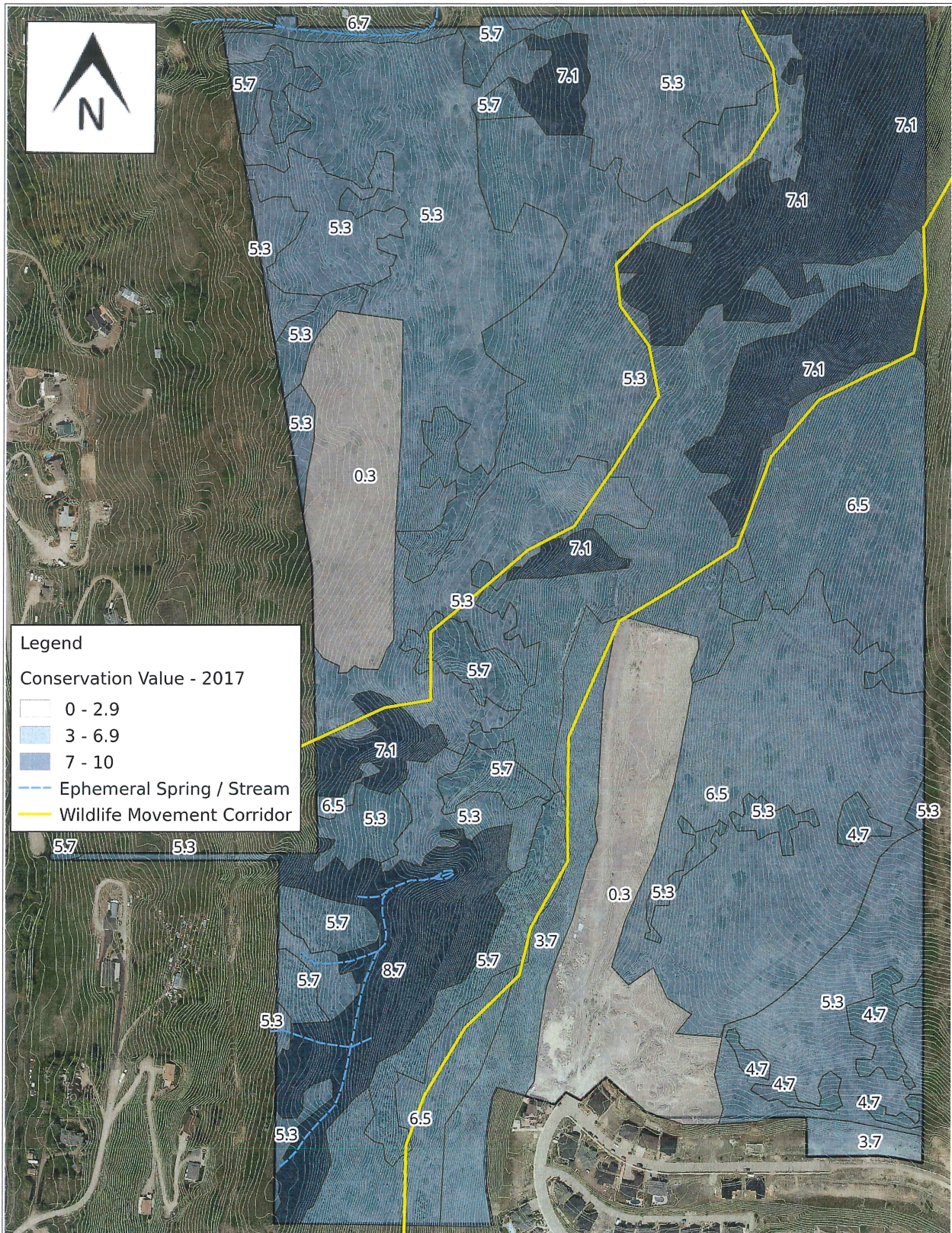
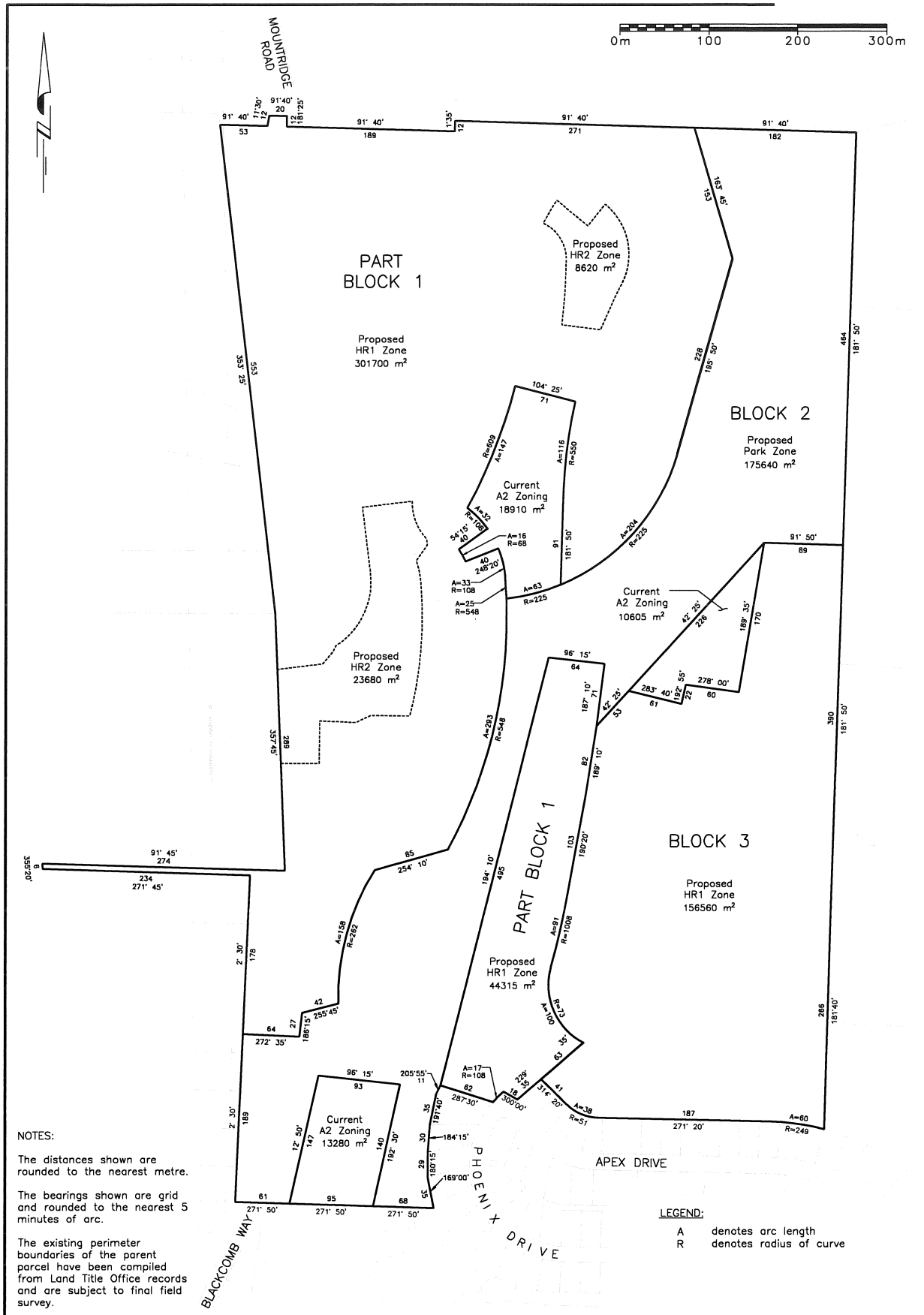


Figure 1. Subject Property Conservation Value Mapping shown with several additional significant features.



NOTES:

The distances shown are rounded to the nearest metre.

The bearings shown are grid and rounded to the nearest 5 minutes of arc.

The existing perimeter boundaries of the parent parcel have been compiled from Land Title Office records and are subject to final field survey.

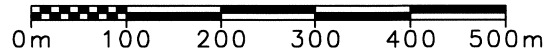
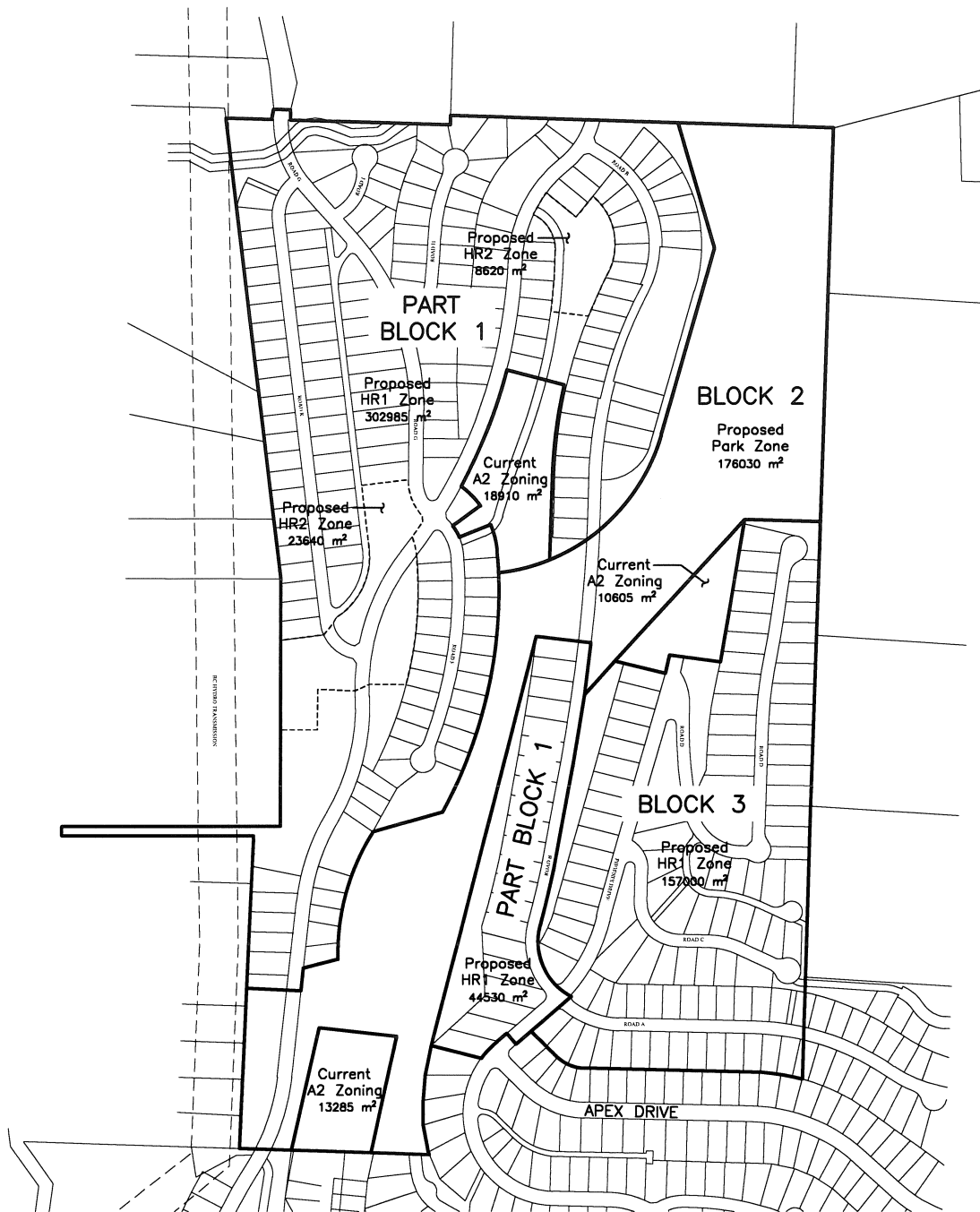
LEGEND:

A denotes arc length  
 R denotes radius of curve

PLAN OF PROPOSED LAND USE FOR THE REMAINDER OF AMENDED LOT G (SEE DD 216774F) PLAN 1362, SEC 13 AND 24, TP 8, ODYD

SCALE: 1 : 4000	OUR FILE: R10748
DATE: 14 May 2020	DRAWN: KDG
Foothills Developments Ltd.	
<b>MADDOX &amp; COMPANY</b>	
LAND SURVEYORS	
3500 - 30th STREET	
VERNON, BC V1T 5E8	
TELEPHONE: (250) 542-4343	

107480K04



PLAN OF PROPOSED LAND USE FOR THE  
 REMAINDER OF AMENDED LOT G  
 (SEE DD 216774F) PLAN 1362, SEC 13  
 AND 24, TP 8, ODYD

SCALE: 1 : 7500      OUR FILE: R10748

DATE: 5 May 2020      DRAWN: SM

Foothills Developments Ltd.

**MADDOX & COMPANY**

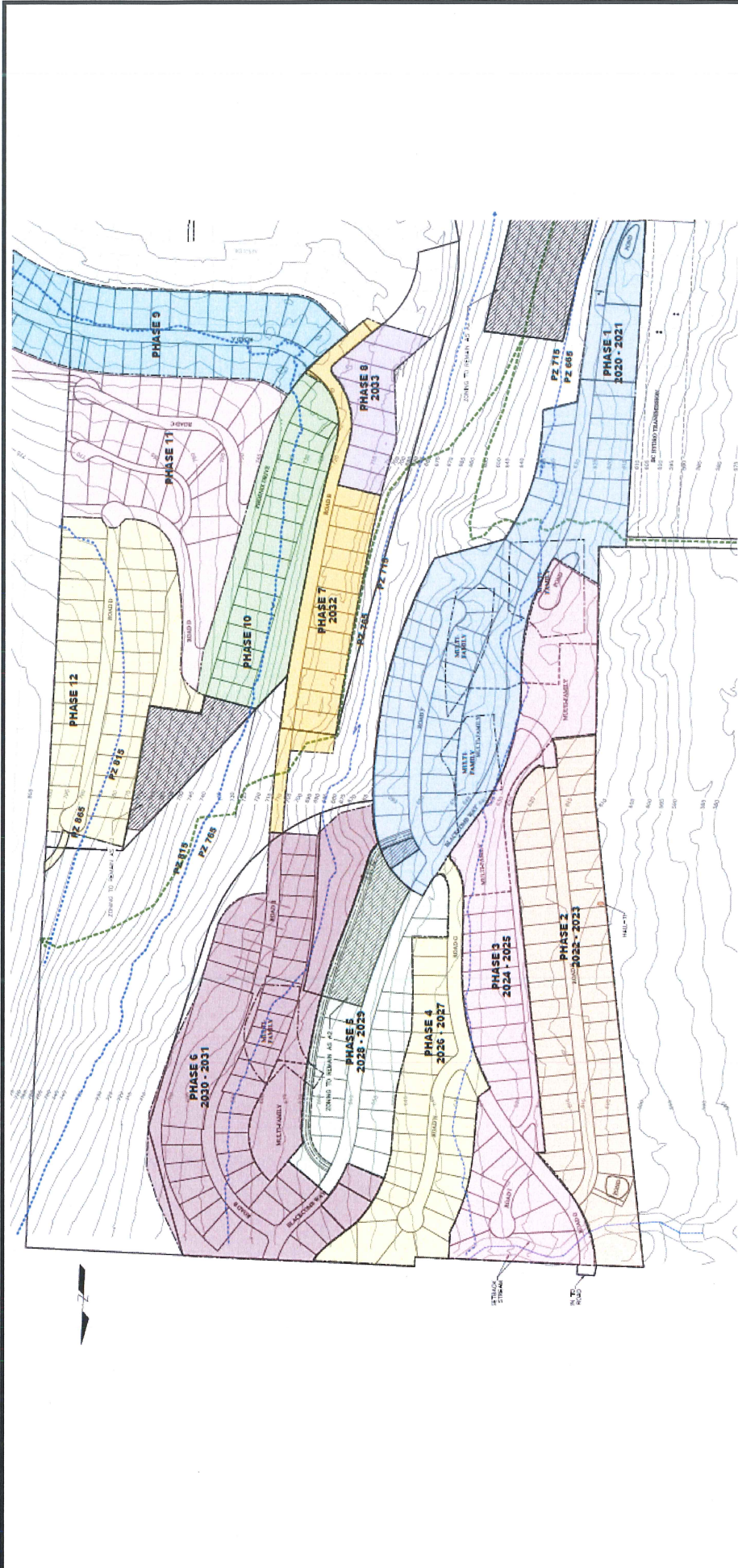
LAND SURVEYORS

3500 - 30th STREET

VERNON, BC V1T 5E8

TELEPHONE: (250) 542-4343

107480K03



**Figure 1. Development Phase Boundaries**

Silver Star Foothills Development  
Mendenhall Parcel, Environmental Concerns

DRAWN	TK	DATE	May 2020
CHECKED	DG		
REVIEWED	DG		

PROJECT NO.	20-031-01VR
SCALE:	1:2000
SOURCE:	RSB Engineering May 20, 2020

