



District of Peachland

Request for Decision

To: Mayor and Council

From: Director of Planning and Development Services – Darin Schaal

Date: August 9, 2022

Subject: OCP and Zoning Amendment Bylaws (File: Z21-01)
5481 Clements Crescent
(District Lot 220, ODYD, Except Plans B3846, 5230, B7154, 10665, 11334, 16015, 19177, 19728, 20050, 36926, H783, KAP58976 and EPP97847)

Recommendation: **THAT Council give third reading to District of Peachland Official Community Plan Bylaw No. 2220, 2018, Amendment Bylaw No. 2343, 2022;**

AND THAT Council give third reading to District of Peachland Zoning Bylaw No. 2100, 2014, Amendment Bylaw No. 2344, 2022;

AND THAT Council approve the name: *Twiddy Street* for the new road to be constructed between the subject property and the elementary school;

AND FURTHER THAT Council direct staff to schedule the bylaws for consideration of adoption once the following conditions have been satisfied:

- 1. Approval of the zoning amendment bylaw from the Ministry of Transportation and Infrastructure;**
- 2. Registration of a community amenity contribution (CAC) covenant that secures the amount to be paid to the District at time of building permit issuance;**
- 3. Registration of the necessary legal documents to ensure:**
 - a. Protection of the environmentally sensitive area and the implementation of the recommendations of the environmental report;**
 - b. Implementation of the geotechnical site preparation recommendations; and**
 - c. Implementation of the floodplain hazard reduction recommendations, including specifically the “land raising” option for the flood protection requirements for the proposed building;**
- 4. Dedication of the lands identified for future pedestrian access through the property and to Trepanier Creek;**
- 5. Execution of the necessary works and services agreements and/or legal documents to ensure the off-site water servicing, road and pedestrian improvements, including the full lane construction and elementary school improvements, are constructed as presented; and**
- 6. Registration of a Housing Agreement on title to ensure that:**
 - a. Short-term vacation rentals are prohibited;**
 - b. Long-terms rentals are not restricted; and**
 - c. That if the development is constructed as a strata condominium development, the developer provides four (4) units within the building to the District’s Affordable Housing Unit Inventory and provides a \$250,000 contribution to the District’s Affordable Housing Reserve Fund.**

Chief Administrative Officer's Comments:

I support the recommendation: _____

Implications of Recommendation:

General:	This is an application to amend the Official Community Plan Future Land Use Map for a portion of the subject property from Low Density Residential (LDR) to Medium Density Residential (MDR) and to rezone the parcel from A2 Rural (non-ALR) to RM4 Multi-unit Residential – Medium Density and R1 Single Detached Residential. The proposed land use change allows for the provision of an affordable housing form in the Clements neighbourhood that addresses a needed gap in the District's housing inventory. In addition, this project provides pedestrian safety improvements fronting Peachland Elementary School, and parkland dedication to allow for the future expansion of the Trepanier Creek Greenway Regional Park and protection of environmentally sensitive areas.
Organizational:	Should Council support the recommendation, staff will work with the applicant to address the zoning conditions before bringing the bylaws forward for Council consideration of adoption. A form and character development permit will be brought forward to Council for consideration following adoption of the bylaws.
Financial:	The applicant is responsible for all development costs associated with the proposal. The Community Amenity Contribution Policy (DEV-100) applies to the development.
Policy:	Official Community Plan Bylaw No. 2220; Zoning Bylaw No. 2100; Development and License Approval Procedures Bylaw No. 2278; Community Amenity Contribution Policy (DEV-100); Parks and Recreation Master Plan; Street Naming Policy (DEV-190)
Strategic Plan:	N/A

Background

The subject property is located in the Clements neighbourhood at 5481 Clements Crescent. The subject property is located next to Peachland Elementary School, within a five-minute walking radius from the Trepanier Creek Greenway Regional Park trailhead, Lambly Park (across the highway), and the commercial and medical facilities located in the Peachland Centre shopping mall. The closest transit stop is located at the Peachland Centre mall.

The A2-zoned subject property is 1.5 hectares (3.9 acres) in area and currently contains a house and garage, a gravel driveway, onsite fencing, and a large concrete pad. The subject property backs onto the Trepanier Creek ravine. In addition to the elementary school and commercial shopping centre, the Clements neighbourhood includes a range of single family, duplex and multiple family zoned properties.



Figure 1. Context Map

Public Hearing Overview

A public hearing was held on June 14, 2022. Eleven members of the public attended the hearing and five addressed Council. There were nine written submissions, including a petition, received through the public hearing process. The primary issues raised during the public hearing included:

1. Pedestrian safety and traffic, including emergency access
2. Neighbourhood character and density
3. Environmental protection and floodplain concerns
4. Concern that the applicant will not be held accountable for commitments

The following sections are a response to the primary issues that were raised during the public hearing:

1. Pedestrian Safety and Traffic

In acknowledgement that the existing road network creates some unsafe pedestrian conditions around the school during peak times, the applicant worked with District staff and School District No. 23 to prepare a pedestrian safety improvement plan for a portion of Clements Crescent that fronts the school. The applicant is committed to the pedestrian safety improvement plan as a zoning condition—the District cannot require these off-site safety improvements through bylaw at time of building permit unless the condition is secured through rezoning. Put differently, the authority of the District to require road upgrades and servicing improvements is limited to the areas directly adjacent to the subject property. Any additional upgrades or improvements must be secured through rezoning (or be financed and constructed by the District).

The proposed off-site safety improvements meet the School District recommendations and have the support of the School District traffic safety and planning staff.

Figure 2 shows both the required on-site and off-site improvements. The off-site improvements (i.e. those that cannot be required by bylaw are highlighted in green).

Parent Pick-up/Drop-off Upgrade and Cul-de Sac:

- As part of the new road construction, a widened roadway is proposed to permit parent parking for the elementary school. This on-road parking layby will include curb, gutter, and storm drainage, and will be signed to limit parking for parent drop-of/pick-up during peak school periods.

Pedestrian Raised Crosswalk and Signage:

- A raised crosswalk is proposed in front of the school to link to the existing sidewalk on Clements Crescent. The raised crosswalk offers safer crossing and acts as a traffic calming measure to prevent vehicles from exceeding the speed limit. A centre-line crosswalk sign will be installed on the raised crosswalk for additional pedestrian safety.

Sidewalk Connection

- A sidewalk connection to the school grounds from the parent parking layby to the first entryway will allow for safer pedestrian access between the proposed development and the school.

Emergency Access/Egress

Peachland Fire and Rescue Services (PFRS) has reviewed the emergency access/egress concerns in the Clements neighbourhood and note that although best practices recommend two means of egress for neighbourhoods in excess of 100 homes, this ideal can be achieved through emergency secondary access via the mall parking area (Attachment 1). Despite the land being private property, in an emergency event, the access could facilitate the evacuation of residents should any portion of the Clements Crescent become compromised or blocked.

PFRS also note that the controlled intersection at Highway 97 allows MoTI, their contractor, and the RCMP to facilitate changes in traffic patterns quickly and easily (as demonstrated during the Mt. Law wildfire last summer). In addition, the relatively flat topography of the Clements neighbourhood combined with the short travel distance to Highway 97 together reduce the risks and challenges with emergency access and egress.

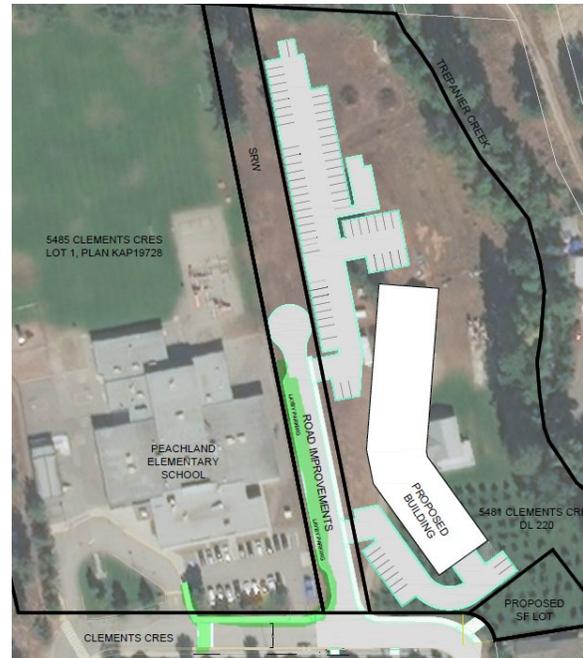


Figure 2. Pedestrian Safety Improvement Plan

Figure 2. Pedestrian Safety Improvement Plan

2. Neighbourhood Character and Density

During the public hearing, concerns were raised that the proposed density was not an appropriate fit for the existing neighbourhood. In response to this concern, a density analysis was conducted to compare the existing multiple-residential developments in the Clements neighbourhood to the proposed development.

As illustrated in Figure 3, the residential components of the existing neighbourhood are a mix of RM4 and R1 zoned properties. The RM4-zoned parcels across Clements Crescent (i.e. Providence Pines and Creekside Landing) contain 44 units in a two-storey building form with site coverage that is predominantly impermeable—that is, the developments are primarily comprised of buildings, parking areas, and drive aisles. Combined the density of the existing RM4-zoned parcels adjacent to the subject property is 46.8 dwelling units per hectare (18.6 du/ac).

The proposed development anticipates an 84-unit, four-storey building, which is a comparable density of 52.9 dwelling units per hectare (21.4 du/ac).¹ The significant difference is the proposed development includes more open space—the proposal comprises only 37% site coverage (percentage of buildings and other impermeable surfaces). Open space features of the development proposal include a range of common areas and amenities within the backyard area adjacent to Trepanier Creek. There is also a single-family residential lot proposed as a transitional buffer to the existing single-family homes on Clements Crescent.

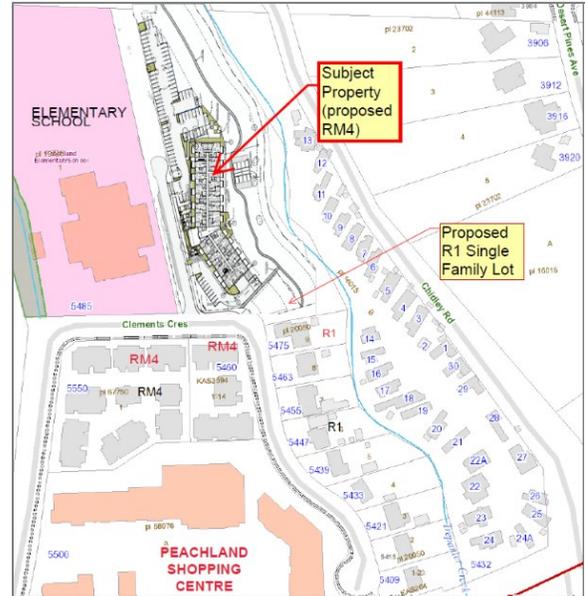


Figure 3. Proposed Density Overlaid on District GIS Map

3. Environmental Protection

Concerns were raised at the public hearing about potential impacts on environmentally sensitive areas (ESA). The environmental assessment recommends an environmental setback from Trepanier Creek and a number of mitigation measures to be implemented during construction, including temporary fencing to delineate the ESA and silt fencing for sediment control. In addition, a significant amount of habitat restoration works within the ESA are recommended and will be managed through the future development permit process.

Future Trail

Consistent with the District's Parks and Recreation Master Plan recommendations,² the applicant has identified a potential trail alignment that runs along the eastern portion of the subject property within the environmental setback. These lands will be protected as a zoning condition. Trail construction will be completed in the future (by the District and/or potentially in partnership with the RDCO) as the lands provide an opportunity to extend and connect to the RDCO Trepanier Creek Greenway Regional Park.



Figure 4. Environmental Protection Area (highlighted in light and dark green)

The applicant has committed to protect the 25.7 metre environmental setback area identified in the Environmental Impact Assessment.

¹ Theoretically speaking, ideal residential densities for medium density multi-family developments should be in the range of 40 to 100 du/ha (16 to 40 du/ac) depending on local conditions (*Land Use Planning Made Plain*, 2nd Ed., Lynch and Hack in H.L. Leung, p. 113). For comparison, the density of other RM4-zoned developments in Peachland are: Lakeshore Gardens at 51.0 du/ha (20.6 du/ac); Shoreline on Beach at 33.8 du/ha (13.7 du/ac); and Sutherland Court/Alexandra Court at 87.3 du/ha (35.3 du/ac).

² Key Recommendation: Connect the Trepanier Creek Linear Park to the RDCO Greenway and Ponderosa neighbourhood along Clements Crescent (Parks and Recreation Master Plan (2018 - 2028)).

The proposed trail location and all lands to the east will be dedicated to the District, and the remainder of the environmental setback will remain privately-owned lands protected through a non-disturbance covenant required as a condition of zoning.

Floodplain Concerns

Floodplain concerns were raised during the public hearing and, as noted then, the applicant commissioned a Floodplain Hazard Assessment for the proposed development (see: Attachment 2 – *Conclusions and Recommendations*). The report notes that Trepanier Creek poses a flood hazard risk to the property, however, the hazard to the development is low because the overland flow conditions are shallow and slow moving. The report also outlines a number of recommendations to ensure the safety of the proposed development, including a specific (horizontal) setback from the creek, a specific flood construction level (i.e. vertical setback), and flood protection requirements for the future building. The professional engineer confirms that with implementation of the recommendations outlined in the report, the site is considered safe for the intended use.

Potential Downstream Impacts

The professional engineer recommends two options with respect to flood protection requirements for the proposed building: either (1) land raising; or (2) a setback dike. The applicant has noted a preference for land raising, which involves the foundation for the proposed building being constructed at or above the engineer's recommended flood construction level of 352.8 metres. Despite the engineer's recommendation of two options, staff recommend that Council require the applicant to meet the flood construction level through "land raising" the foundation of the building in accordance with District floodplain regulations. Staff contend that the land raising option presents no greater potential for downstream flooding impacts than exists presently and disperses potential overland flows in the lowest risk manner (e.g. shallower and slower-moving conditions). Staff also contend that the other option presented (i.e. a setback dike) would have a greater likelihood to transfer potential flooding impacts downstream.

The concern about potential downstream impacts was put to the professional engineer who signed and sealed the Floodplain Hazard Assessment. In response to the specific question about potential downstream impacts related to the "land raising" option, the engineer notes: *"I don't think there would be adverse flood impacts to downstream properties if [the] building area was raised. We know there are already flood hazards to some properties along Trepanier Creek under existing conditions. So, raising the elevation of the land for the building will not direct more water towards these properties."*

4. Applicant Commitments

There was some concern raised at the public hearing that the applicant would not be held to the commitments made at the rezoning stage. In response, staff note that all commitments will be secured through the appropriate mechanism, for instance: covenant(s), which will be registered on title and run with the lands, works and services agreement(s), including detailed engineering design and financial security, and/or other legal documents, as necessary. Such development commitments are commonly secured in these manners and ensure the timing, triggers, and substance of various commitments are addressed to the satisfaction of the District at later stages of the development process.

Anticipated Development

Contrasting the luxury resort development proposed on their Beach Avenue property (formerly Todd's RV), the applicant proposes a housing form on the Clements site that addresses an identified need for affordable workforce housing in the District's housing inventory. The proposed 84-unit multi-family development includes unit types ranging from one-bedroom to three-bedroom units with large patios. In addition to the range of existing community amenities in the Clements neighbourhood, the development includes a large outdoor open space with a sports court, communal seating, a pedestrian trail backing onto Trepanier Creek and proposed new parkland area. The two- and three-bedroom units are anticipated as family-oriented units. To achieve an affordable housing product, the finishings of the units will be less high end than their Beach Avenue project and the development amenities will be simpler (e.g. no swimming pool or fitness centre).



Figure 5. Renderings from Development Permit Application

The proposed R1 single family parcel on the southern part of the subject property is intended to provide a buffer between the existing single-family homes on the east side of Clements Crescent and the proposed building, with the intention that the future owner of this parcel would be aware they are purchasing next to an apartment/condominium development.

Affordable Housing Proposal

Throughout the development application process, the applicant has consistently identified the Clements Crescent project as having potential for affordable housing opportunities as there are existing multi-family developments in the neighbourhood, and the site is so close to the elementary school, public transit, library, grocery store, bank, pharmacy, medical services, and outdoor recreation opportunities. The applicant has also worked continually with staff to identify the best fit (i.e. housing tenure, program format, etc.) for the District to help diversity its housing stock. Generally speaking, there have been two affordable housing options proposed to assist the District to achieve its housing objective: a rental housing option and a down payment assistance program.

Rental Housing Option

With the recent Bank of Canada decision to raise interest rates, and in consideration of previous comments from Council, the applicant may consider shifting the development proposal to a rental apartment building.³ Due to the market uncertainty and CMHC's grant application process, the applicant is not able to commit to rental housing at this stage of the process. However, the applicant has committed to provide a more affordable project that encourages long-term rentals.

Affordable Housing Inventory and Down Payment Program Option

If the project remains a strata condominium project, at time of building permit, the applicant has committed to sell four units to the District of Peachland for \$1.00 and provide a \$250,000 contribution to the District's Affordable Housing Reserve Fund ('AHU Reserve Fund'). The four units will be maintained as part of a new District of Peachland Affordable Housing Unit Inventory.

To support the AHU Inventory, the District will establish a Peachland Down Payment Assistance Program, which will be modelled after the City of Regina's Capital Grants Program. The District will seek to work with a local society to manage the program on behalf of the District in an effort to reduce administrative burden. The proposed new program will provide down payment assistance to eligible primary residence homebuyers, with priority given to Peachland residents (or others as determined through the further development of the program criteria). The \$250,000 contribution by the developer will be allocated to this Down Payment Assistance Program through the AHU Reserve Fund.

Housing Agreement

Hearing the comments during the public hearing regarding unmet promises and concerns that the project may turn into another luxury vacation rental, the applicant has committed to ensure the project meets the identified housing needs of the Peachland community by registering a Housing Agreement on title. This housing agreement would include the following commitments:⁴

1. Prohibiting rentals for any period less than 30 days.
2. Ensuring any future strata cannot restrict renters in the units.

³ Note that the District does not currently regulate tenure through its zoning authority.

⁴ The specific details of the housing agreement will be worked out later with legal professionals, but may include additional considerations such as but not limited to: strata title conversion details to ensure the protection of District interests, a right of first refusal or buy back option, various ownership and lease options or arrangements, Peachland first considerations, etc.

3. If the project is constructed as a strata condominium project, the developer will sell four units to the District for \$1.00 and provide a \$250,000 contribution to the District's AHU Reserve Fund.
4. Acknowledging the urgent need for rental units in the District, should the project shift to a rental housing project, the \$250,000 contribution to the District's Affordable Housing Reserve Fund at time of Building Permit would be waived.
5. If in the future, the building shifts from a rental complex to a strata homeownership model, the \$250,000 contribution to the AHU Reserve Fund will be required as a condition of strata title conversion and four units will be sold to the District for a \$1.00 in accordance with Item #3 above.

Official Community Plan (OCP) Review

While a change to the OCP Land Use Map is required for the multiple-family development, OCP policies do support the proposal.

Urban Residential Land Use Policies

Urban residential policies in the OCP aim to diversify the housing stock through the provision of a range of residential options to accommodate future growth and a diverse population. The OCP encourages a continuum of residential growth opportunities that minimizes environmental impacts, maintains an efficient use of existing municipal infrastructure, and provides a sensitive integration of new housing forms into existing neighbourhoods.

Clements Neighbourhood Policies

The Clements neighbourhood has been identified as an area that is well-suited for multi-family development considering its proximity to the elementary school, shopping, and services. The OCP encourages development that protects the environmental values of and public access to Trepanier Creek, and development that supports continued and improved vehicle and pedestrian access.

Other Matters

Community Amenity Contribution

In addition to the \$250,000 contribution noted above in the Housing Agreement, the District of Peachland Community Amenity Contribution (CAC) Policy (DEV-100) applies to all development projects with three or more units. Based on the design concept, the contribution amount is estimated to be \$157,668. For multiple residential projects the CAC is typically payable at the building permit stage when the specific details of the proposal are finalized. However, the CAC must be secured through registration of a covenant prior to adoption of the amendment bylaws.

Site Servicing

The applicant submitted a Servicing Report to demonstrate how the proposed development will be serviced. The report concluded that the existing roads, water, and sanitary infrastructure are all adjacent to the site and have adequate capacity to service the proposed development. A minor off-site improvement has been identified to the community watermain to accommodate the required fire flows for the development.

New Road Name

As development of the subject property requires the partial construction of a new road, Council is requested to approve the name of the new road through resolution. In accordance with the procedures set out in the Street Naming Policy (DEV-190), staff worked with the Peachland Historical Society on potential names for the new road and the PHS recommends: Twiddy Street. The road name Twiddy Street is proposed in

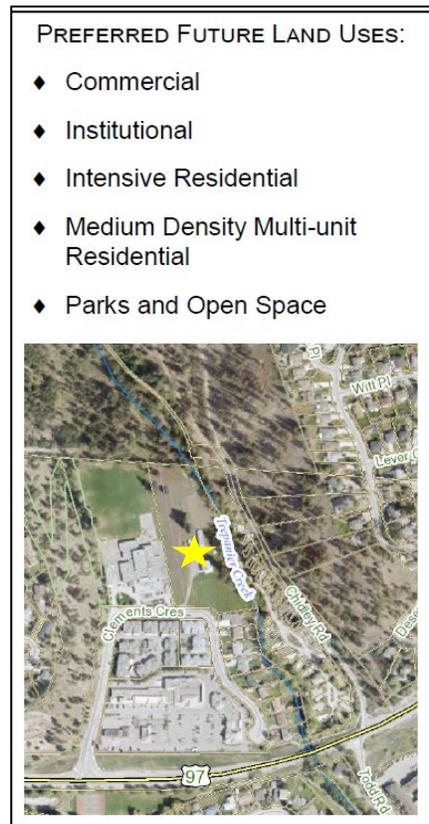


Figure 6. OCP Clements Neighbourhood Policies, s. 2.3.3

honour of Martha Anna Twiddy. A full account of her life may be found in *The Roads of Peachland: The Historical Origins of their Names*, and a brief summary is attached (Attachment 3).⁵

Staff Rationale

The following points provide the key rationale for the recommended motion that Council support the proposed land use change:

- The proposed development helps to diversity the Peachland housing stock in a neighbourhood that is ideally situated for multi-family development.
- The location is ideally situated for multi-family development due to the existing multi-family developments in the neighbourhood and the proximity to the elementary school, outdoor recreational opportunities, public transit, library, grocery store, bank, pharmacy and medical services.
- The applicant has committed to ensure an affordable housing stock in perpetuity using legal covenants to restrict short-term rentals and to ensure no future restrictions on long-term rentals.
- The proposal protects the environmental values of the site and provides opportunities for future public access to Trepanier Creek.
- The proposed infill development makes more efficient use of existing municipal services.
- The on-site frontage improvements and off-site road improvements for the elementary school improve vehicle and pedestrian safety in the Clements neighbourhood, especially traffic safety for school children.
- The development proposal provides opportunities for family-oriented housing, which will bolster enrollment at the adjacent elementary school.

Attachments

1. Peachland Fire and Rescue Services, Review of Emergency Access
2. Flood Hazard Assessment, Part 5 – Conclusions and Recommendations, prepared by Associated Engineering Ltd., dated June 2022
3. Brief Summary, Martha Anna Twiddy, Peachland Historical Society/Don Wigfield
4. OCP Amendment Bylaw No. 2343
5. Zoning Amendment Bylaw No. 2344

Report prepared by: Shannon Tartaglia, MCIP, RPP, Tartaglia Planning Consulting

Options

1. **COUNCIL MAY CHOOSE TO SUPPORT THE RECOMMENDATION**
2. **COUNCIL MAY CHOOSE TO REFER BACK TO STAFF FOR ADDITIONAL INFORMATION**
3. **COUNCIL CAN CHOOSE TO NOT SUPPORT THE RECOMMENDATION**

⁵ See pp. 171 – 173 of *The Roads of Peachland: The Historical Origins of their Names*, by Don Wigfield (2nd Ed.), published by the Peachland Historical Society.



Peachland Fire and Rescue Service

4401 - 3rd Street, Peachland, B.C. V0H 1X7

Office: (250) 767-2841 email pfrs@peachland.ca Fax (250) 767-2805

July 27, 2022

Clements Cres Emergency Access

Peachland Fire & Rescue Service has reviewed the emergency access/egress concerns regarding the Clements Crescent area. Although NFPA 1141 recommends 2 means of egress for neighbourhoods in excess of 100 homes, the fire department feels this can be achieved through the secondary access via the mall parking area. The fire department understands that the mall is a private development and not a public thoroughfare, however, it does provide the connection between the end of Clements through to the intersection at Hwy 97, and in the event of an emergency can provide the necessary means to either access Clements Cres. or facilitate the evacuation of residents should any portion of the road become compromised or blocked.

The public lands backing onto Clements Cres. has been identified in the current Community Wildfire Protection plan as either High or Extreme risk. It is important to note that there is a buffer between those lands with the Elementary School field. The school field and parking area has been preidentified as a suitable Temporary Refuge Area should emergency responders or residents become trapped, as well as the mall parking lot is identified in the pre incident plans as a safety zone. The mall parking lot provides adequate space for residents to stage and take shelter should their access get cut off on the highway.

As evident during last summers Mt Law wildfire, MOTI and their contractor along with the RCMP can facilitate a change in traffic patterns at a controlled intersection, as well as the topography and the short travel distance to the Hwy 97 reduces the risk and the challenges with emergency access and egress. Clements Cres is not a narrow winding roadway through a densely forested area, but a flat area with a large open space in the centre of it. The wildland urban interface does butt up to Clements Cres, and FireSmart best practices are encouraged, both with current and future developments in the area to further improve its ember resilience. There is work to be done to meet the FireSmart guidelines by all properties along Clements Cres, which would help ensure responding resources be best utilized in the event of an emergency.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dennis Craig", is written over a horizontal line.

Dennis Craig, Fire Chief
Peachland Fire and Rescue Service

Excerpt from "Site-Specific Flood Hazard Assessment"

5 CONCLUSIONS & RECOMMENDATIONS

AE completed a site-specific FHA report for the proposed 84-unit multi family development at 5481 Clements Crescent, Peachland, BC. The site is located on the Trepanier Creek alluvial fan and Trepanier Creek poses a flood hazard to the development. The site was assessed with the objective of understanding and mitigating the flood hazard.

AE completed a site visit, climate change assessment, hydrological analysis, and hydraulic modelling. The design streamflow is 42.8 m³/s, which includes an assessment of climate change impacts to watershed hydrology. Two hydraulic models were built. The first was a base model with existing conditions. The second was an adjusted model for flood protection. The hydraulic modelling work was completed in a 2D environment.

Based on the results of the FHA, AE recommends the following:

- The horizontal setback for the building should be 25.7 m. Although it has been established for environmental reasons, the 25.7 m SPEA is also adequate for the site from the perspective of flood safety. This setback distance exceeds the minimum setback identified in the *Zoning Bylaw No. 2100, 2014*.
- The MBE or Flood Construction Level for the building should be the higher of two conditions:
 - 0.3 m above the 200-year return period peak instantaneous flood elevation from the *Subdivision, Development and Servicing Bylaw No. 1956* (based on the model results, the maximum water elevation on the site from the model is 352.5 m CGVD2013); or
 - 1.5 m above the Natural Boundary of Trepanier Creek according to *Zoning Bylaw No. 2100, 2014* (based on information from Porchlight Developments, the Natural Boundary elevation is 350.19 m (CGVD28, or 350.4 m CGVD2013).
 - The first condition is the higher standard and the recommended MBE or Flood Construction Level is 352.8 m (CGVD2013, or 352.59 m CGVD28).
- Flood protection is required for the proposed building. This should be either land raising or a setback dike, and either option should be constructed at least up to the recommended MBE or Flood Construction Level of 352.8 m (CGVD2013, or 352.59 m CGVD28). AE acknowledges that the preference of Porchlight Developments is to use land raising. If land raising is proposed for the building, the foundation should be protected from erosion and scour.

Further to the list above, it is also recommended that AE is provided an opportunity to review the flood protection design elements prior to completion. Upon this review and with implementation of the recommendations outlined above, the site will be considered safe for the use intended. Appendix C includes the EGBC Flood Assurance Statement.

Porchlight Developments
5481 Clements Crescent, Peachland, BC

CLOSURE

This report was prepared for the Porchlight Developments to complete a site-specific flood hazard assessment at 5481 Clements Crescent, Peachland, BC. It is acknowledged that the District of Peachland will receive this report as part of the development permit application review process.

The services provided by Associated Engineering (B.C.) Ltd. in the preparation of this report were conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty expressed or implied is made.

Respectfully submitted,
Associated Engineering (B.C.) Ltd.
Engineers & Geoscientists BC Permit Number 1000163

Prepared By:

Reviewed By:

Geoffrey Cahill, P.Eng.
Senior Water Resources Engineer

Michael MacLatchy, Ph.D., P.Eng.
Senior Water Resources Engineer

Martha Anna Twiddy

The executive of the Peachland Historical Society recommends the new road be named **Twiddy Street**, honouring Martha Anna Twiddy. A brief summary of her life follows:

Martha Anna Twiddy was born in 1888 in Ontario. In April 1916, she joined the Canadian Army Medical Corps as a trained nurse and was posted to France. She, along with other Nursing Sisters, served at the Casualty Stations close to the front lines, for the crucial but harrowing work of caring for the wounded and dying soldiers. She remained in France for the remainder of the war, later caring for war wounded in England.

In 1928 Nurse Twiddy came to the Okanagan Valley. By now she had obtained a diploma in Public Health Nursing and had joined the Victorian Order of Nursing. For most of the time that Nurse Twiddy was here, Peachland had no doctor and for close to two decades it was she who provided all the medical care and attention needed here. She was a kind, compassionate and much loved nurse. Her home was an orchard property at the top of Somerset Avenue. It has been written that she was "frequently summoned to many homes where sick kids waited for her gentle touch." In some cases, it was their animals that she also treated. Another part of her job was visiting schools in the area, providing instruction, with the help of her monkey hand puppet Coco, on how to stay healthy. The children adored her.

In this connection it seems very appropriate that a road close to a school be chosen to honour the life and contributions of this remarkable woman.

Martha Anna Twiddy died in May 1965 at the age of 77. She is buried in Penticton Lakeview Cemetery, in the military Field of Honour. It has been written that, "Her service during the war years and her commitment to improving public health in places where it was not easy to find medical care have earned her a place among the pioneers of Canadian Nursing."

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2343, 2022

A Bylaw to Amend Official Community Plan Bylaw Number 2220, 2018

WHEREAS the Council of the Corporation of the District of Peachland has adopted Official Community Plan Bylaw Number 2220;

AND WHEREAS it is deemed necessary to amend Official Community Plan Bylaw Number 2220;

NOW THEREFORE, the Council of the Corporation of the District of Peachland, in open meeting assembled, enacts the District of Peachland Official Community Plan Bylaw Number 2220, 2018 be amended as follows:

1. THAT Schedule "2" – Official Community Plan Future Land Use Map be amended by:
 - a. Changing a portion of the land use designation of District Lot 220, ODYD, except Plans B3846, 5230, B7154, 10665, 11334, 16015, 19177, 19728, 20050, 36926, H783, KAP58976 and EPP97847 from "Low Density Residential (LDR)" to "Medium Density Residential (MDR)" per Schedule "A" attached to and forming part of this Bylaw;
2. This Bylaw may be cited as "Official Community Plan Bylaw Number 2220, 2018, Amendment Bylaw No. 2343, 2022;"
3. This Bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.

READ A FIRST TIME, this 22nd day of March, 2022

READ A SECOND TIME, this 22nd day of March, 2022

PUBLIC HEARING HELD, this 14th day of June, 2022

READ A THIRD TIME, this day of , 2022.

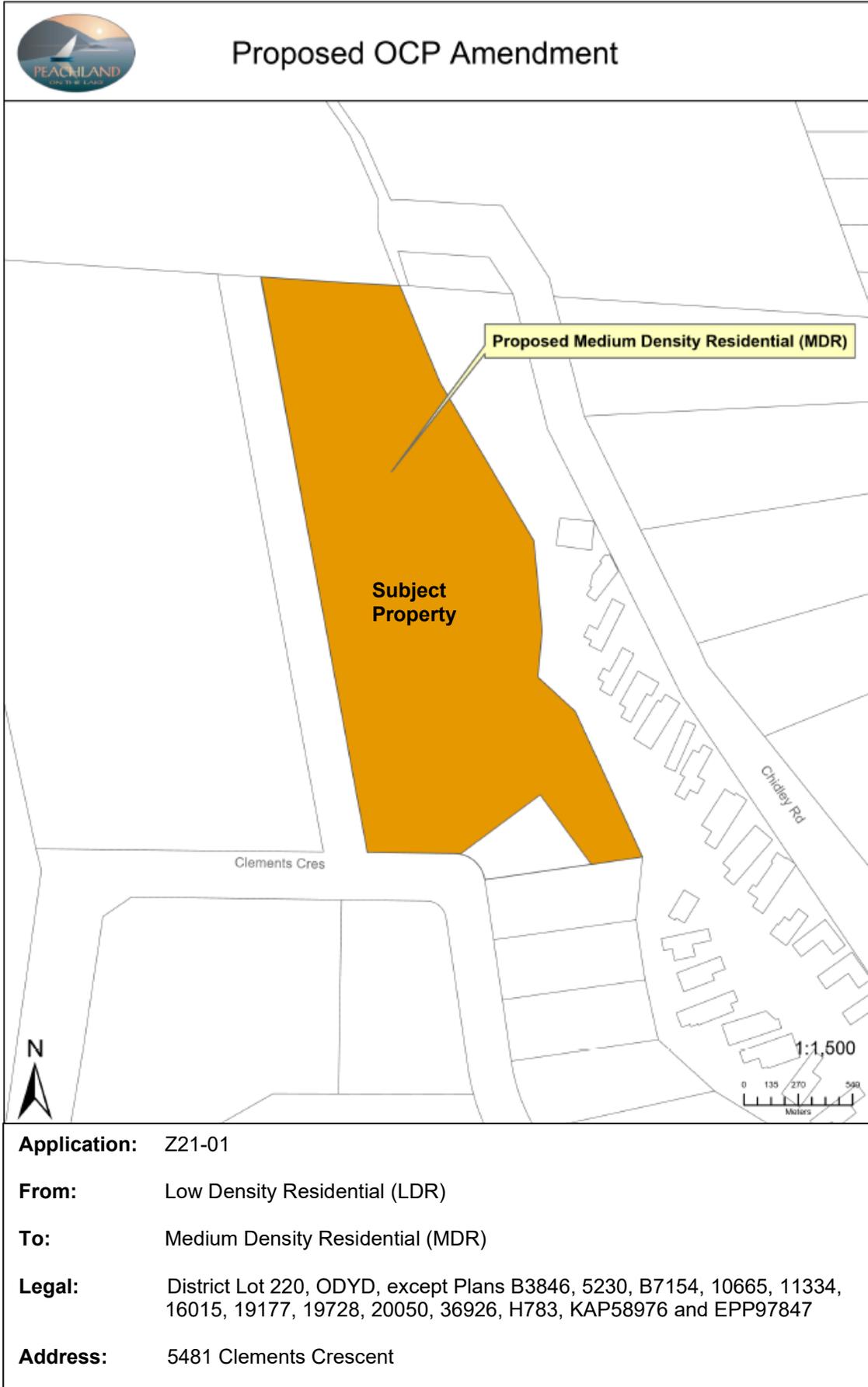
ADOPTED, this day of , 2022.

Mayor Cindy Fortin

Corporate Officer

Dated at Peachland, BC this day of , 2022

Schedule "A" to Amendment Bylaw No. 2343, 2022



Application: Z21-01

From: Low Density Residential (LDR)

To: Medium Density Residential (MDR)

Legal: District Lot 220, ODYD, except Plans B3846, 5230, B7154, 10665, 11334, 16015, 19177, 19728, 20050, 36926, H783, KAP58976 and EPP97847

Address: 5481 Clements Crescent

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2344, 2022

A Bylaw to Amend Zoning Bylaw Number 2100, 2014

WHEREAS the Council of the Corporation of the District of Peachland has adopted Zoning Bylaw Number 2100;

AND WHEREAS it is deemed necessary to amend Zoning Bylaw Number 2100;

NOW THEREFORE, the Council of the Corporation of the District of Peachland, in open meeting assembled, enacts the District of Peachland Zoning Bylaw Number 2100, 2014 be amended as follows:

1. THAT Schedule "B" – Zoning Map be amended by:
 - a. Changing the zone of District Lot 220, ODYD, except Plans B3846, 5230, B7154, 10665, 11334, 16015, 19177, 19728, 20050, 36926, H783, KAP58976 and EPP97847 from "A2 Rural (non-ALR)" to "RM4 Multi-unit Residential – Medium Density" and "R1 Single Detached Residential" per Schedule "A" attached to and forming part of this Bylaw;
2. This Bylaw may be cited as "Zoning Bylaw No. 2100, 2014, Amendment Bylaw No. 2344, 2022;"
3. This Bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.

READ A FIRST TIME, this 22nd day of March, 2022

READ A SECOND TIME, this 22nd day of March, 2022

PUBLIC HEARING HELD, this 14th day of June, 2022

READ A THIRD TIME, this _____ day of _____, 2022.

ADOPTED, this _____ day of _____, 2022.

Mayor Cindy Fortin

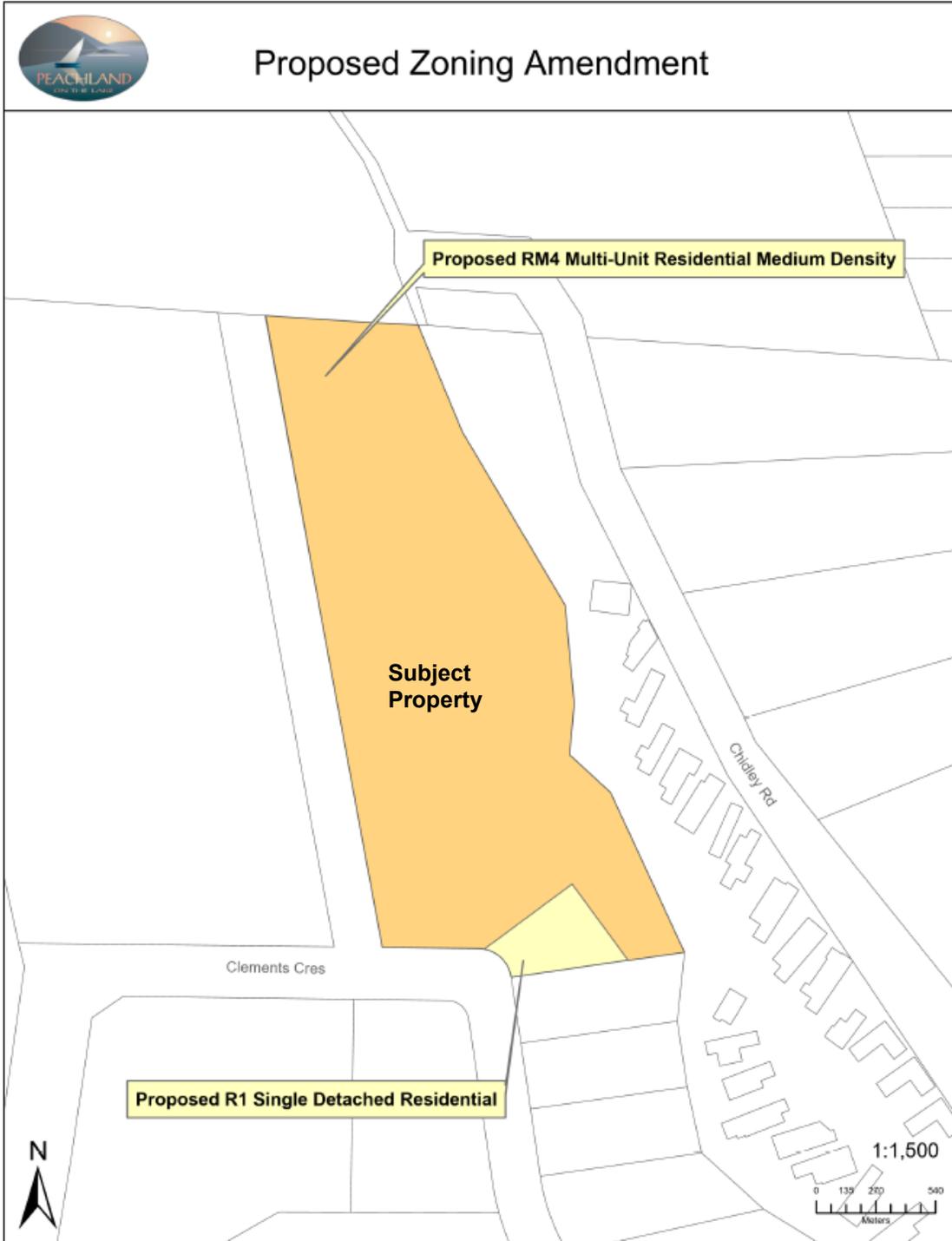
Corporate Officer

Dated at Peachland, B.C. this _____ day of _____, 2022.

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 20____

for Minister of Transportation & Infrastructure

Schedule “A” to Amendment Bylaw No. 2344, 2022



Application: Z21-01

From: A2 Rural (non-ALR)

To: RM4 Multi-unit Residential – Medium Density and R1 Single Detached Residential

Legal: District Lot 220, ODYD, except Plans B3846, 5230, B7154, 10665, 11334, 16015, 19177, 19728, 20050, 36926, H783, KAP58976 and EPP97847

Address: 5481 Clements Crescent