

Attachment #1

Summary of Anticipated Zoning Conditions & Additional Materials for 3rd Reading

Should the bylaw amendments proceed, the following list summarizes the anticipated conditions of rezoning and additional materials required for 3rd Reading and for potential adoption:

Required for 3rd Reading:

1. Clarify applicant contribution towards potential park improvements within the neighbourhood;
2. Outline impact to staffing levels, training requirements, and capital infrastructure to provide fire protection in support of the proposed development which includes buildings in excess of six (6) storeys;
3. Provide summary table of capital projects (servicing infrastructure) impacted by the proposed development;
4. Clarify the applicable DCC's affected by the proposed project, with additional detail regarding the RDCO's DCC review and the potential effect of a project such as this on the RDCO DCC fees for other projects; and
5. Submission of the following items to the satisfaction of the Director of Development Services:
 - a. Off-site water infrastructure improvements (conceptual design drawing and cost estimate); and
 - b. Preliminary design drawings for the proposed Campbell Road improvements, including provision for a Narrow Multi-use Trail;

Required for Adoption:

6. Dedication of the portion of Campbell Road that crosses the subject property;
7. Registration of blanket Statutory Right of Way (SRW) for two future stormwater connections through the site in accordance with the City's Master Drainage Plan (Project 10.3 and 10.4), including any required extension for the safe outlet potentially to Okanagan Lake;
8. Registration of a Covenant to:
 - a. Require a Construction Management Plan to be prepared and implemented as a condition of the future development permit process to address excavation management (soil removal plan and road rehabilitation/maintenance), construction timing, site access, parking, Campbell Road through traffic, hours of operation, noise and dust control, at a minimum;
 - b. Restrict development in the W3 zone until the required boat launch and marina parking have been constructed or secured in the CD8 zone;
 - c. Restrict development until a Narrow Multi-use Trail along Campbell Road has been constructed or secured, including any dedication or required statutory right of ways;
 - d. Restrict development until off-site water infrastructure works have been constructed or secured, including any required statutory right of ways;
 - e. Restrict development until off-site sanitary sewer infrastructure works have been constructed or secured;
 - f. Restrict development until the collection and safe conveyance of drainage from the Lakeview Heights area through the subject property has been constructed or secured;

Attachment #1

- g. Restrict development until a statutory right of way has secured pedestrian access to the waterfront, subject to ALC approval as applicable;
 - h. Require that the access road to the boat launch is fenced to prevent parking encroachment on to the agricultural land¹;
- 9. Conditional approval² by the Province for the proposed boat launch. and
- 10. Conditional approval³ by the ALC for the proposed non-farm use (separate application File: A 18-02) to permit the boat launch and shared driveway access (including farm use, boat launch use, marina access and pedestrian access to the foreshore).

¹ Recommended restriction based on comments of the Agricultural Advisory Committee

² Approval subject to successful rezoning for the Commercial Water Use Zone (W3)

³ Approval subject to successful rezoning for the Commercial Water Use Zone (W3)