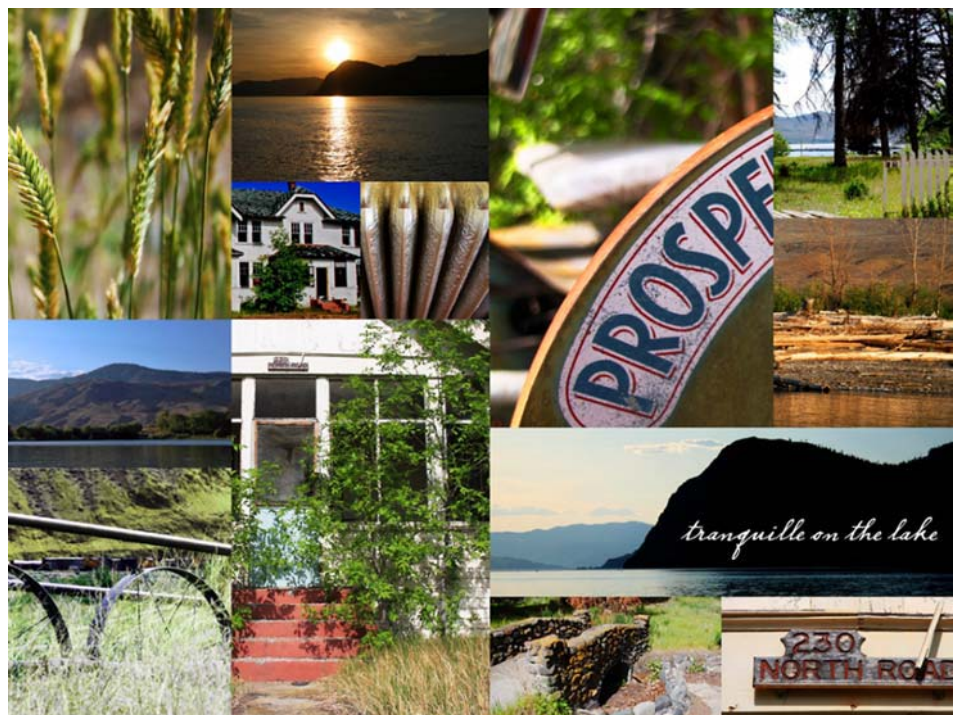


Tranquille on the Lake Neighbourhood Plan



City of Kamloops Bylaw 5-1-2639

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Tranquille on the Lake Neighbourhood Plan

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1.0 Introduction



1.1 Background

The Tranquille on the Lake property is a 190 hectare site located on the north shore of Kamloops Lake at the western edge of the City of Kamloops. The owners are proposing that the property be developed as a sustainable agri-community that combines a farm and working waterfront with a mixed use village community. A concept land use plan and development phasing strategy was submitted to the City in March 2008. Consequently, an Official Community Plan amendment for the property was approved in January 2009. Since that time, marketplace dynamics affecting the 2007 master planned community vision have changed, necessitating revisions to the previous concept land use plan. Tranquille On the Lake has also completed numerous Agriculture Land Commission requirements embedded in the Official Community Plan. The Tranquille On the Lake Neighbourhood Plan, in its entirety, will replace all existing references to the Tranquille lands in the current Kamloops Official Community Plan. The Tranquille On the Lake Comprehensive Development Zone and Phased Development Agreement are companion documents that guide the implementation of the Tranquille On the Lake

Neighbourhood Plan policies. Some of the requested OCP changes reflected in the Tranquille On the Lake Neighbourhood Plan include:

- Replacement of reference to the project as a “farm resort development” with reference to a sustainable “agri community”,
- Removal of reference to a “strata-titled resort” with reference to an agri community with a flexible governance model”
- Revised land use designations, including replacement of the term “resort agriculture” with the term “agriculture”,
- Transfer and updating of Agriculture Land Commission requested development obligations to the Farm Plan (FP) which will be an integral piece of the Master Development Plan (MDP).
- Revised boundaries of the land use plan delineating the developable parcels and agriculture parcels (Agriculture Land Reserve), with options to most effectively increase farm and development efficiencies.,
- The integration of the agriculture land use as an important aspect of the overall development,
- The deferred preparation of a phasing plan (to be included in the Master Development Plan),
- The deferred preparation of a Master Development Plan, and Design Guidelines to be approved prior to phase one development,
- In general, a more flexible proposal that allows for changing market realities and the input of future capital partners throughout the project.



The Tranquille On the Lake Neighbourhood Plan is a policy document of the City which informs the Kamloops Official Community Plan and frames municipal policy guiding the development Tranquille On the Lake. The Tranquille On the Lake Neighbourhood Plan is intended to connect the property to the City of Kamloops development planning process and establish Tranquille On the Lake as a visionary and significant sustainable agri community development project within Kamloops. The Tranquille On the Lake Neighbourhood Plan presents the revised development proposal and provides guidance for the preparation of a Master Development Plan, Design Guidelines and more detailed, site specific planning and design associated with development applications for the various project phases. A Comprehensive Development Zone description will accompany this document and sets out the permitted uses and density parameters that will direct future development of the lands. A Memorandum of Understanding will inform a multi-year Phased Development Agreement which will detail the business terms and conditions of the Tranquille On the Lake Neighbourhood Plan and Comprehensive Development Zone.

1.2 Plan Structure

The Tranquille On the Lake Neighbourhood Plan is shaped by numerous City policy documents which offer extensive direction and ideas on a wide variety of topics affecting the City's future. The Policy Context section (2.0) outlines specific policies that relate to the Tranquille On the Lake development as well as references as to how Tranquille On the Lake will respond to the various policies.

The overarching vision for the redevelopment of the Tranquille Lands is expressed in the Guiding Principles section (3.0). This list of Guiding Principles and Planning Opportunity statements will serve to inform the detailed planning and design work required to prepare the Master Development Plan.

The General Land Use Plan and associated guidelines section (4.0) describe the various broad land uses included in the development proposal. Approximate boundaries are delineated and a set of guidelines outlining objectives and the proposed range of potential uses for each area are provided. Density potential, indicating the range of permitted residential building units and commercial scale as well as an area summary of the land use plan is also included in this section.

TOL will offer both residents and visitors a diverse mix of recreational opportunities throughout the property. The Community Amenities section (5.0) describes the natural resources and facilities that will contribute to the vitality and synergy of this new community with resort like amenities.

The servicing concept for TOL is described in the Servicing and Infrastructure section (6.0). The key aspects of site servicing entail water, sewer, and storm water infrastructure that are independent from the City utility network and a phased implementation approach that will allow for an economically viable development build out. A conceptual public road and public trail system is introduced and municipal services, including energy, communications, and utility operations are discussed. In addition the findings of a traffic impact analysis study are discussed.

The General Design Guidelines section (7.0) establishes a base level of design expectations for the development. The guidelines are organized under the headings of Buildings, Site, and Circulation. This information, in combination with the General Land Use section (4.0) will assist with the Master Development Plan preparation. Detailed design guidelines will be completed as a component of the Master Development Plan for the site prior to the initial development application being submitted.

Tranquille On the Lake is envisioned as an environmentally responsible new agri community adopting a variety of sustainable land development practices as shown in the Sustainability Guidelines section (8.0).

Environmental considerations including wildfire, flooding, and site remediation are addressed in the Environmental Management section (9.0).

The Implementation section (10.0) highlights key aspects of the implementation process prior to a phase one development application being submitted to the City.



2.0 Policy Context

The Tranquille On the Lake Neighbourhood Plan has taken into consideration numerous City policy documents that have provided direction for a broad range of plan characteristics.

The number of City policies that are embedded in the Tranquille On the Lake Neighbourhood Plan is extensive. Key policies from three reference documents have been short-listed below along with commentary (*in italics*) as to how Tranquille On the Lake (TOL) will respond to these policies.

2.1 Official Community Plan

2.1.1 Residential Development

- To ensure a broad range of housing types and locations meeting the needs of residents of various age groups, family types, lifestyles and income levels,
- To encourage innovation, flexibility and quality in the provision of housing.

TOL will include a diverse housing mix with market driven pricing.

TOL will adopt a flexible development approach to allow for market changes, phasing option adjustments, and the provision of innovative, quality housing product in response to site conditions and product demand.

2.1.2 Growth Management/Special Development Areas (includes Tranquille Farm)

- To reserve sufficient lands to accommodate growth to the year 2036 or a population horizon of 120,000.

TOL will accommodate 1000 to 2000 dwelling units with an estimated population of 2250 to 4500.

2.1.3 Neighbourhood Growth

- To maintain and develop integrated, sustainable and livable neighbourhoods,
- To develop more compact and cost effective neighbourhoods.

The Tranquille On the Lake Neighbourhood Plan incorporates sustainable guidelines and traditional village town planning elements.

The overall density will range between 22 and 44 units per hectare, and incorporate a phased servicing approach.

2.1.4 Municipal Infrastructure

- To provide a high level of services in a cost-effective and efficient manner, balancing demands with affordability.

TOL will have private utilities including a community water system as well as a sewage collection and waste treatment system. Therefore the extension of these municipal services to the property will not be supported.

2.1.5 Agricultural/Resource lands

- To preserve and protect environmentally sensitive and unique natural areas,
- To remediate and ensure that abandoned agricultural lands are preserved for agricultural purposes and to enhance the viability of agricultural operations within the City,
- To retain public access to Crown lands for recreation and other public purposes.

TOL includes approximately 27.5 hectares of protected natural open space.

TOL will revitalize the former farm operation (107.8 hectares) converting it into a working farm.

TOL public amenities include a staging area to access on-site recreational opportunities as well as adjacent Crown Land.

2.1.6 Parks and Recreation

- To protect, preserve, and enhance the environment for the enrichment of the community and the enjoyment of all people,
- To ensure that parkland of all types is distributed throughout the community,
- To develop and maintain an aesthetically appealing environment.

TOL includes river riparian and lake foreshore and riparian zones for conservation and appropriate recreation purposes.

TOL will dedicate up to 2.29 hectares of land for City parkland (a proposed municipal lakefront park & related parking lot in Cooney Bay).

TOL will build a public pathway which links the Rivers Trail with the proposed municipal lakefront park & Lac du Bois Grasslands Park.

TOL proposes to create parkland and pathway systems that promote an aesthetically appealing environment.

TOL design guidelines will direct the development of an attractive and comfortable community environment, including parks and open space.

2.1.7 Heritage

- To preserve, enhance and promote the community's cultural heritage for the benefit of residents and visitors alike.

The TOL Heritage program will include cemetery protection, adaptive restoration of farm infrastructure, buildings, and fields, adaptive restoration of selected buildings, preservation of selected outdoor public spaces, preservation of street names, interpretive signage and an interpretive center¹.

The TOL Heritage Program may also include the protection and preservation of one or more of its registered archaeology sites in collaboration with First Nations as an Archaeology Trust providing federal and provincial government support can be obtained.

2.1.8 Economic Development

- To develop a strong, diversified and sustainable economy that will provide expanded opportunities for employment, support community growth and foster community pride.

TOL is committed to establishing commercial, educational, and institutional facilities which support agriculture, sustainable development, health and wellness, tourism, and freshwater marine economic opportunities.

2.1.9 Natural Environment

- To protect and enhance the quality of the natural environment.

TOL in consultation with relevant stakeholders will undertake habitat protection and improvement initiatives in the riparian and foreshore zones. TOL will also work closely with BC Parks and other stakeholder groups integrating TOL habitat protection initiatives with those of the Lac du Bois Grasslands Park, and Tranquille Wildlife Management Area (Bird Sanctuary).

2.1.10 Urban Environment

- To develop and maintain an aesthetically appealing and environmentally sensitive urban environment to enhance the quality of life for residents and visitors alike.

The TOL community development will be based on traditional village planning practices that respond to the unique natural setting.

¹ The TOL heritage time line covers a span of approximately 6,000 years commencing with First Nations hunting and gathering activities and concluding with the rise and fall of Padova City. The rich and varied historical tapestry of the site also includes the 1850's gold rush, the fur trade, early ranching, and the site's use as a government medical institution. This history will be the foundation of a future interpretive center to be located on the site (when public funding is available).

2.1.11 Commercial Development

- To establish an orderly framework for guiding commercial activity,
- To encourage innovation and quality in design and development,
- To establish a strong diversified commercial base to provide employment and a high level of service to residents and visitors.

The Tranquille On the Lake Neighbourhood Plan sets out appropriate uses and range of floor area.

The TOL commercial village core will be integrated with residential, educational, and institutional uses in a pedestrian oriented neighbourhood including adequate park space.

TOL proposes to create a vibrant mix of commercial and institutional uses² to create job opportunities for off-site and on site residents.

TOL proposes to create live work (residential based) and work live (commercial based) opportunities throughout the development.

2.1.12 Special Development Area

- This is a unique area with a number of heritage buildings dating back to 1908. Any development of this site should be sensitive to these heritage resources.,”
- Any development of this site should be developed as a resort or similar destination facility with public access to Kamloops Lake,
- Employment opportunities are critical,
- “...tourist accommodation and adult-oriented resort residential communities will be supported”,
- A satellite family-oriented residential community will not be supported,
- Agricultural Land Commission input for any modifications [to the ALR] must be sought through the Agriculture Land Reserve (ALR) application process.

TOL plans to integrate selected heritage resources³ into the future Master Development Plan.

Tranquille On the Lake will be a sustainable agri community for people of all ages with resort like amenities.

² The relocation of businesses from existing commercial core areas to Tranquille On the Lake will not be encouraged.

³ Street names, landscaping landmarks, farm buildings, residential cottages, infrastructure, or institutional buildings.

TOL in close collaboration with the City of Kamloops Parks Department will facilitate public access to Kamloops Lake.

TOL is facilitating onsite employment opportunities through a wide range of applicable land uses.

TOL is encouraging the development of tourism activities and facilities throughout all areas of the development.

Tranquille On the Lake will be a self-standing, sustainable community with its own water and sewer infrastructure as well as significant opportunity for site employment.

TOL will ensure that any proposed modification to the Agriculture Land Reserve, should the proposed modification fall outside of allowable farm and non-farm use as outlined in the ALR Act, is submitted to the ALR application process.

2.2 Kamloops Sustainability Plan

2.2.1 Guiding Principles

- The City recognizes that it will need to partner with other organizations in order to achieve goals (i.e. TRU, business community, developers, KIB, non-profits, senior government.)

In partnership with multiple stakeholders, the Master Development Plan will facilitate implementation opportunities for Sustainability Plan policies.

2.2.2 Land

- Encouraging mixed use developments comprising appropriate commercial, institutional, recreational and related activities in all neighbourhoods,
- Allowing a minimum overall density of residential developments in new neighbourhoods of 25 units per hectare,
- Increasing the area contained in community gardens in Kamloops by 100% in 2020,
- Increasing the number of active farms in the Kamloops area,
- Ensure appropriate commercial activities are located within all City neighbourhoods to provide for frequent neighbourhood needs,
- Recognizing market demand for type, form, and density of residential developments when considering increases in density of residential development,
- Proceeding with the Agriculture Plan,
- Promote food security.

The TOL Neighbourhood Plan encompasses multiple and integrated land uses for the purpose of achieving sustainability, synergy, and economic viability.

The TOL Neighbourhood Plan will have an overall density at full build-out ranging from 22 to 44 units per hectare.

The TOL lands are being revitalized as a, sustainable village, active farm, and working waterfront, each with resort like amenities.

TOL will incorporate community gardens for multiple family homes that do not have yard areas.

TOL will incorporate neighbourhood commercial uses to service residents.

TOL will incorporate a range of commercial, light industrial, and institutional business/ research opportunities in support of the sustainability objectives of the project.

The flexible nature of the TOL Neighbourhood Plan will allow for density adjustments in response to market demand.

The TOL agriculture component will provide locally grown produce for TOL residents and the Kamloops community.

The Kamloops Agriculture Plan will be supported by the TOL Farm Plan.

2.2.3 Natural Environment

- Encourage retention of existing trees and planting of new trees with current and future developments,
- Promote natural landscaping techniques,
- Preserve wildlife corridors,
- Explore approaches, including regulatory bylaws to protect grasslands and other environmentally sensitive areas from off-road vehicle use.

TOL will retain and conserve extensive areas of natural landscape as well as undertake an ambitious landscaping program that incorporates natural landscaping techniques.

TOL will prepare a wildlife management plan as part of the Master Development Plan for the site.

TOL will adopt stringent regulations restricting off road vehicle use.

2.2.4 Recreation

- Increase the availability of active transportation facilities including walkways, trails, and related facilities used by pedestrians, hikers, and other active users.

TOL will incorporate a trail network, and a lakeside day use park for the benefit of residents and the public.

TOL will provide trail linkages to the City River Trail system, the proposed municipal lakefront park, and Lac du Bois Grasslands Park.

2.2.5 Food Security

- Work with developers to encourage the integration of community gardens into new multifamily developments,
- Increasing the demand for local food as indicated at the Farmers Market,
- Increase knowledge within the community of the environmental, social, health, and financial benefits of locally sourced food supplies.

The inclusion of community gardens, provision of locally grown food and opportunities for agritourism programs at TOL will help to raise the profile of food security in Kamloops.

2.3 North Shore Neighbourhood Plan

2.3.1 Corporate Strategy

- Tournament Capital - supporting the Tournament Capital program and creating economic diversity on the North Shore as a spinoff from that program,
- Economy - create new zoning that offers flexibility in uses and land development to promote economic diversity and stability.

It is anticipated that improved public access to Kamloops Lake provided at TOL will create opportunities for water based recreation activities, competitive sports events, marine commercial, and marine research opportunities.

The TOL Neighbourhood Plan and associated flexible zoning will allow for the phased development of a multiple use master planned community that will provide significant short and long term economic impacts, including live/work and work/live opportunities.

2.3.2 Goals

- Innovation - explore new and proven urban forms that create a more pedestrian, compact green and complete neighbourhood that is more efficient, healthy, safe and livable,
- Environmentally sensitive - respect, conserve, and enhance natural assets of the community,
- Diversity - provide for a range of types and styles of homes, local services and associated amenities that include all age groups and cultures and that compliment adjoining land uses,

- Adaptive reuse - use the significant natural built and existing resources of a neighbourhood in redevelopment scenarios to create an exceptional and unique community,
- Value - foster the creation of an outstanding neighbourhood that adds value to the greater community,
- Legacy - re-create a complete community reflective of its past where residents and businesses can live, work and interact within their neighbourhoods without relying on other areas of the city,

TOL is envisioned as an agri-community oriented to the pedestrian, offering diversity of on and off site outdoor recreation opportunities and an environmentally sensitive housing development.

The housing mix at TOL will accommodate a broad cross-section of people.

The TOL development will apply adaptive reuse strategies to numerous existing buildings and infrastructure.

The TOL community will provide the North Shore with a unique and distinctive neighbourhood setting adding to the diversity and economic strength of the North Shore.

The mixed-use aspect of TOL is supportive of a neighbourhood that has a high degree of self-sufficiency.

Adaptive reuse building strategies will be used to incorporate various aspects of the site's history into a sustainable community which is reflective of its past.

2.3.3 General Policies

- Community form and identity - the City will support the use of performance and flex-based zoning and development permit regulations. The City will encourage new residential development that is pedestrian and cycle friendly (i.e. discourage cul-de-sacs and prominence of garages),
- Heritage conservation - the City will seek to ensure that heritage resources are maintained and enhanced within a compatible context,
- Alternative development standards - the City will recognize that streets are the most accessible public spaces and will support green streets and pedestrian friendly systems as the guiding design for neighbourhood residential streets,
- Urban design and development - the City will support incorporating a Development Checklist for all development applications to support creating sustainable, livable, high quality developments within existing and new neighbourhoods,

- Transportation and mobility - the City will recognize the importance of public transportation to the community and will support continued provisions at public transit services,

Zoning flexibility and performance standards associated with all aspects of development including the agriculture component are integral to the development's success.

The combination of walkways incorporated into road cross sections and an independent trail network reinforce the pedestrian orientation of the community.

TOL will recognize the historical value of the land through building renovations, an interpretive program, farm restoration and the reuse of building materials where possible.

TOL will utilize road and bridge standards that maximize pedestrian comfort and safety.

TOL will require future sustainable linkages to Kamloops public transit.

2.3.4 Land Use Policies

- Agricultural lands - the City will support the continuation and expansion of agricultural uses and agricultural research within the ALR,
- Agricultural lands - the City recognizes that agriculture makes a significant and direct financial contribution to the economies of the North Shore, Kamloops and the region, and will enhance that economic contribution by supporting agri-tourism opportunities and business.
- Waterfront – the City desires permanent public access to Kamloops Lake via TOL.

TOL will incorporate a working farm and pursue intensive food production, preparation, sales, and farm research as well as other allowable non-farm uses (as per the ALR Act) that are compatible with the agri-community concept.

TOL will provide public access to the municipal public park in Cooney Bay via a pathway system linked to the Rivers Trail System and a public road connecting Tranquille Road with the municipal public park.

TOL intends to develop a working waterfront with a broad range of mixed uses which will serve as a point of entrance to Kamloops Lake and the Thompson River Systems.

TOL will require one or more water lot leases upon which to base water front activities (i.e. public boat launch, marina, recreational facilities, etc.) on.

TOL will implement all waterfront based uses under the guidance of relevant regulatory authorities.

2.4 Other documents

In addition to the three City policy Documents referenced in this section, a number of other municipal documents have influenced the Neighbourhood Plan preparation, including:

- Community Wildfire Protection Plan,
- Bicycle Master Plan,
- Travel Smart Project,
- Social Plan,
- Airport Land Use Plan,
- Strategic Cultural Plan,
- Pedestrian Master Plan,
- Regional Growth Management Plan,
- ALR & Community Planning Guidelines,
- Riparian Area Regulation Implementation Guidebook.



3.0

Guiding Principles

The Guiding Principles and associated Planning Opportunities represent a framework of desirable planning values and general planning concepts that set an overall vision for the lands. They are designed to inform yet not constrain, the more detailed planning and design decisions required by the development realities underpinning the Master Development Plan. The Guiding Principles are values Tranquille On the Lake should include in its planning process. The Planning Opportunities listed demonstrate a variety of ways in which the relevant Guiding Principle may be achieved.

3.1 Required Planning Elements

While wide ranging flexibility for the Tranquille On the Lake Neighbourhood Plan is accommodated, there are a number of required planning elements that are considered fundamental to the ultimate success of the development that must be integrated into all future site planning and design. They include:

- a mixed use village centre as a focal point and social hub for the community,
- waterfront landing areas as the contact point for the community and the public including a municipal day use park and boat launch,
- a trail system connecting the Kamloops Rivers Trail with the planned municipal waterfront park in Cooney Bay and Lac du Bois Grassland Park,
- a working farm and farm market that enhances the community,
- a public east-west arterial road right-of-way through the property that provides public access to the municipal day use park in Cooney Bay,
- neighbourhood park space in the East, Mid, and West village development zones accommodating a broad range of land uses including food production, horticulture gardens, community recreation, and historic interpretive features,
- retention of an existing heritage cemetery,
- protection of river and lakeshore riparian land,
- adaptive reuse of selected historic architectural features, landscaping features, structures including farm buildings, and infrastructure,



3.2 Principle of Maximum Flexibility

This plan recognizes the need to utilize a flexible land use and development approval approach considering the potential lengthy build out period. In addition, in light of ever-changing market conditions and the need to allow for development program and design input by future project capital partners, the Neighbourhood Plan must allow for maximum flexibility in terms of density, permitted uses, housing type and composition, commercial space, type, and amount, phasing sequence (including the ability to implement more than one phase at a time), and the potential for integration of agricultural land within the development area. Furthermore, land uses must be market defined and strategically integrated in a manner that maximizes development absorption rates.

Planning Opportunities (areas of flexibility)

- .1 Flexible and integrated land use designations including those which support activities associated with foreshore, riparian and water lot areas,
- .2 A density range... minimum and maximum units,
- .3 Market driven commercial (including light industrial), educational, and institutional uses and scale that support community needs,
- .4 Ability to leave higher density housing and commercial components to later phases, as needed, until necessary development scale is achieved to ensure viability of these uses,
- .5 Ground floor building space that is adaptable for multiple uses over time,
- .6 Ability to reuse existing buildings deemed suitable for renovation or deconstruct if considered not viable,
- .7 The construction of community amenities to be completed on a phased basis,
- .8 Ability to introduce temporary land uses in the East, Mid, or West Village areas including such things as a temporary boat launch and related parking lot, a youth day camp, a campground, club houses for community not for profit organizations, and a storage yard.
- .9 Ability to establish one overarching community governance model potentially comprised of more than one community governance regulatory tool (strata, bare land strata, fee simple¹, cooperative, home owner's corporation, etc.),
- .10 The preparation of a Master Development Plan and Design Guidelines, subsequent to the approval of the Tranquille On the Lake Neighbourhood Plan, which must be approved by the City prior to the first Development Permit Application being submitted by the applicant,
- .11 The preparation of a Development Permit Application for each project phase that will be in conformance with the Master Development Plan and Design Guidelines.

¹ A fee simple lot designation does not imply that municipal water and sewer infrastructure services will be provided by the City of Kamloops.



3.3 Principle of Environmental Responsibility

The development will seek to incorporate environmentally responsible design features that will contribute to decreasing negative environmental impacts, respect the natural environment, and create a beautiful and livable lakeside community.

Planning Opportunities (to promote environmental responsibility)

- .1 Resident oriented commercial goods and services to reduce off site trips,
- .2 On site employment,
- .3 On site food production,
- .4 On site storm water management solutions,
- .5 A broad mix of land uses,
- .6 Housing diversity,
- .7 Minimal road widths,
- .8 A walking and cycling network
- .9 Linkage to the Rivers Trail system,
- .10 Live work (a residential environment) and work live (a commercial/light industrial environment) opportunities,
- .11 Public transit linkages,
- .12 Efficient use of potable and irrigated water,
- .13 On site commercial nursery to supply landscape materials,
- .14 Encourage renewable energy solutions,
- .15 Encourage sustainable building practices.



3.4 Principle of Preserving Traditional Village Character

Tranquille On the Lake should strive to create a place that feels at home in the rural lakeside location and incorporates many of the qualities of a traditional farm village to evoke a sense of place that is aesthetically and socially enriching.

Planning Opportunities (potential village characteristics)

- .1 Common land components,
- .2 Neighbourhood gateways,
- .3 Distinct neighbourhoods,
- .4 Meeting places connecting neighbourhoods,
- .5 Identifiable neighbourhood centres, commons, squares,
- .6 Cluster of social places,
- .7 Activity nodes,
- .8 A community walkway and bikeway system,
- .9 Outdoor and indoor community gathering places,
- .10 A marketplace,
- .11 Housing for a diversity of ages and occupant status,
- .12 Institutional buildings at prominent locations,
- .13 A strong pedestrian orientation,
- .14 Appropriate traffic calming strategies,
- .15 A well-lighted road and walkway network,
- .16 Commercial uses within the highest density residential areas,
- .17 A recognizable entry gateway,
- .18 A working waterfront (mix of recreational, commercial, institutional, and other uses such as wooden boat building, boat repair, or watercraft storage),
- .19 Minimal residential development adjacent to the rail line,
- .20 Visual linkages to adjoining lands including the waterfront, farm land, and surrounding landscape,
- .21 A safe community for all ages utilizing Crime Prevention Environmental Design strategies,
- .22 A railroad station linking rail tourism to the site as well as offering the potential for future public transportation to greater Kamloops.



3.5 Principle of Natural Open Space Conservation

The Tranquille On the Lake property and adjoining lands offer natural open space assets that must be carefully managed in order to retain or enhance the resource.



Planning Opportunities (to conserve open space)

- .1 Potential to build trail networks comprised of natural paths, neighbourhood parks, gardens, and community sidewalks that facilitate pedestrian movement in a manner which minimizes impact on sensitive natural areas and protects the privacy of home owners whose land abuts the trail network,
- .3 Natural landscaping strategies which increase natural open space can be implemented,
- .4 Indigenous plant materials can be used for natural landscaping strategies that contribute to wildlife habitat,
- .5 Through signage and operational policies, users can be encouraged to use maintained trails versus random walkways through natural areas,
- .6 Off road vehicle use within the lake foreshore area can be eliminated,
- .7 Interpretive signage along the trail network to highlight natural features and promote natural open space conservation can be introduced,
- .8 Fencing as needed may be used to restrict access to sensitive open space areas,
- .9 Edible landscaping concepts can be integrated with wildlife management strategies in appropriate natural areas,
- .10 Sensitive landscapes including the adjacent Tranquille Wildlife Management Area, the Tranquille River Corridor, lake foreshore vegetation, steep slopes, and important on and off-site vistas can be protected.



3.6 Principle of Integrated Farming

The goal of Tranquille Limited Partnership is to revitalize the Tranquille Farm and integrate it into Tranquille On the Lake as a locally grown food production centre. It will evolve as an asset to Tranquille On the Lake residents and the Kamloops community, providing a local source of food and as a consumer of composted organic waste materials. The farm may provide educational and research opportunities, and host agri-tourism events. It will also provide a visual backdrop for the community that reinforces its traditional rural village character.

Planning Opportunities (to integrate farm and urban design elements)

- .1 Reinforce allowable² farm and non-farm uses through the Master Development Plan,
- .2 Pathway systems, farm managed gardens and conservation parks may be located on ALR land. Pathway systems will not sever working farm fields.
- .3 Integrate existing farm infrastructure (buildings, roads, fencing, etc.) with village design,
- .4 Prepare a farm plan which integrates the working farm with the surrounding residential development in a way that increases community liveability,
- .5 Establish a farm market (community amenity) which integrates cottage industry production facilities, farm produce value added facilities, sustainable farm educational facilities, and community retail services in a vibrant and interesting way.



² As allowed under the Agriculture Land Reserve Act or in accordance with a resolution of the Agriculture Land Commission.





3.7 Principle of Onsite Community Infrastructure

The Tranquille On the Lake development must provide a stand-alone water supply, treatment and distribution system, a waste water management system, and onsite storm water management.

Planning Opportunities

- .1 Investigate and develop potential ground³ and/or lake water potable water supply sources,
- .2 Incorporate existing water license irrigation rights into farm irrigation and community fire prevention design,
- .3 Provide infrastructure on a phased basis to accommodate the build-out sequence,
- .4 Incorporate a flexible infrastructure design concept that, should market demand warrant it, allows for a series of small systems that ultimately form an integrated infrastructure system for the entire community,
- .5 Potentially upgrade and reuse portions of existing non potable and waste water management infrastructure from previous institutional use on an interim or permanent basis,
- .6 Explore the feasibility of linking in to the existing municipal sewage treatment system at Mission Flats via a direct river crossing if future onsite growth warrants it⁴.

³ The Tranquille On the Lake Ground Water feasibility study has identified the presence of significant ground water supply resources with the potential to supply all community potable water requirements.

⁴ Development Cost Charges will be applicable should Tranquille On the Lake link to the existing municipal sewage treatment system at Mission Flats.

3.8 Principle of Heritage Recognition

The Tranquille On the Lake property has a rich history of uses including First Nations hunting and fishing activities, ranching, farming, gold mining, and several provincially significant health institutions. Tranquille On the Lake will respect previous uses and peoples who are part of the site's heritage in a meaningful and sustainable manner.

Planning Opportunities (to recognize site heritage values)

- .1 Consider integrating⁵ the historic Cooney family cemetery into future park or pathway systems as an interpretive heritage location,
- .2 Consider integrating the historic Sunken Garden⁶ into future open space planning as a community social gathering place,
- .3 Consider renovating farm and institutional structures deemed suitable for adaptive reuse, taking into consideration a buildings structural integrity, economic viability, and reuse marketability in the context of the overall Master Development Plan. Selected institutional buildings can be evaluated for potential adaptive reuse as commercial, educational, residential, or community facilities,
- .4 Prior to demolition, interpretive worthy remnants of the buildings and site that could be integrated into the new community can be salvaged,
- .5 Site archives can be consolidated as a permanent display,
- .6 Heritage content can be integrated into an interpretive signage program,
- .7 The seven registered archaeological sites on the property can be integrated into park space design in an innovative and publicly engaging fashion providing proper management measures, as prescribed by the Archaeology Branch, Ministry of Natural Resource Operations, are practised,
- .8 One or more registered archaeological sites could be protected in perpetuity via the implementation of a heritage easement tool that would allow ongoing community or farm garden and related service pathway systems or public park uses,
- .9 Consider using historic street names,
- .10 Consider using light standards replicating the original Tranquille Fixtures,
- .11 Recognize the revitalization of the farm operation as a potential living heritage initiative that brings to life a significant element of the property's history.



⁵ The City of Kamloops and Tranquille On the Lake have agreed that the Cooney family cemetery will be restored by Tranquille On the Lake. As per the BC Cemetery and Funeral Services Act the land owner is responsible to maintain the cemetery in perpetuity.

⁶ The City of Kamloops and Tranquille On the Lake have agreed that Tranquille On the Lake will preserve the heritage of Tranquille's Sunken Gardens.

3.9 Principle of Brownfield Revitalization

In support of City policy and applicable regulatory guidelines, an Environmental Assessment and Remediation program with the objective of establishing an environmentally clean site has been completed and a Certificate of Compliance in recognition of this has been issued to Tranquille On the Lake by the provincial government. The final phase of brownfield remediation will focus on existing infrastructure reuse, deconstruction and recycling, or demolition.



Planning Opportunities

- .1 Consider collaborating with the City to develop waste management strategies for the future development resulting in zero waste product streams and the reduction of affiliated greenhouse gas emissions,
- .2 Explore building design opportunities to incorporate recycled building materials within applicable building code guidelines,
- .3 Source third party⁷ funding for brown field environmental assessment, remediation, and deconstruction pilot projects with the collaborative support of the City,
- .4 Apply for tax exemption or other financial incentives under any future Brownfield site revitalization⁸ financial incentives program the City may establish within appropriate legislative framework to offset brownfield site revitalization costs.

⁷ The Federation of Canadian Municipalities Brown Field Fund and the BC Brownfield Renewal Strategy are examples of potential third party funding sources.

⁸ Includes environmental assessments and remediation, as well as building and infrastructure deconstruction and demolition.



3.10 Principle of an Integrated Working Waterfront

The City recognizes that Kamloops Lake is a natural asset capable of supporting a wide range of sustainable land and water based recreational, educational, and commercial opportunities for municipal residents, tourists, and First Nations. Tranquille On the Lake will develop and implement land use and water lot lease strategies on portions of its waterfront which will support and protect the sustainability of natural assets along the foreshore or in the riparian areas⁹ affected by any use while simultaneously providing users of the area with a unique waterfront experience.

Planning Opportunities

- .1 Collaborate closely with the City Parks Department in the development of a Cooney Bay municipal day use park and parking lot concept plan that can be seamlessly integrated into the Master Development Plan and bring vitality to it,
- .2 Explore opportunities to use local stakeholder groups to provide relevant market information in the development of the planned boat launch,
- .3 Incorporate land and water lot uses which will contribute to a vibrant and uniquely sustainable waterfront centre for the village,
- .4 Investigate the potential for collaboration with one or more educational institutions and First Nations to establish an aquatic research facility,
- .5 In collaboration with First Nations and other stakeholders, consider establishing a non-profit foundation responsible for the future restoration of fish habitat activities along the Tranquille River.

⁹ Any activity in the riparian area along the Tranquille River or Kamloops Lake must be developed in accordance with the Riparian Area Regulations as defined in the provincial Fish Protection Act (Riparian Area Regulation) or the Right to Farm Act.





3.11 Principle of Site Based Economic Development

Tranquille On the Lake, with the support of other community stakeholders, will build an economic diversification strategy designed to generate a variety of on-site job opportunities that provide a wide range of sustainable goods and services for community residents and visitors.

Planning Opportunities (to develop economic development)

In collaboration with other community¹⁰ stakeholders:

- .1 Consider designing business development strategies that attract entrepreneurs in fields such as health and wellness, urban food production, agritourism, sustainable building technologies, green energy development, and the provision of marine based goods and services,
- .2 Explore the development of a business incubator to house entrepreneurial, onsite start-ups,
- .3 Encourage the development of an investment network in support of onsite start-ups,
- .4 Allow for the creation of market based homeowner equity models which on site business owners could utilize to attract staff to live and work on site,
- .5 Pursue opportunities through the Provincial Nominee Program to attract entrepreneurial immigrants to Canada interested in investing in business opportunities at Tranquille,
- .6 Identify opportunities with research partners to facilitate on site applied research projects,
- .7 Provide access to the commercial film industry to utilize adaptively restored buildings as movie sets.

¹⁰ Such as Venture Kamloops, Tourism Kamloops, the North Shore and Downtown Business Associations, the Kamloops Chamber of Commerce, other business organizations, and educational institutions.

3.12 Principle of Health and Community Wellness

Tranquille On the Lake will be developed in a manner that fosters healthy residents, a healthy natural environment, and a healthy village economy. Social and economic wellness will be encouraged through the provision of individual and community educational opportunities offered by residents and visitors.

Planning Opportunities

- .1 Consider accessible site designs that welcomes physically challenged home buyers and visitors,
- .2 Explore the potential for the establishment of onsite private health care facilities,
- .3 Promote the concept of adding value to locally grown food,
- .4 Encourage a wide range of outdoor recreational pursuits,
- .5 Advance the potential for educational institutions to establish on site teaching programs and related facilities,
- .6 Publicize environmentally responsible aspects of Tranquille On the Lake to raise public awareness,
- .7 Investigate market demand for the inclusion of innovative housing forms and tenures such as Cohousing¹¹, and other kinds of supportive housing.

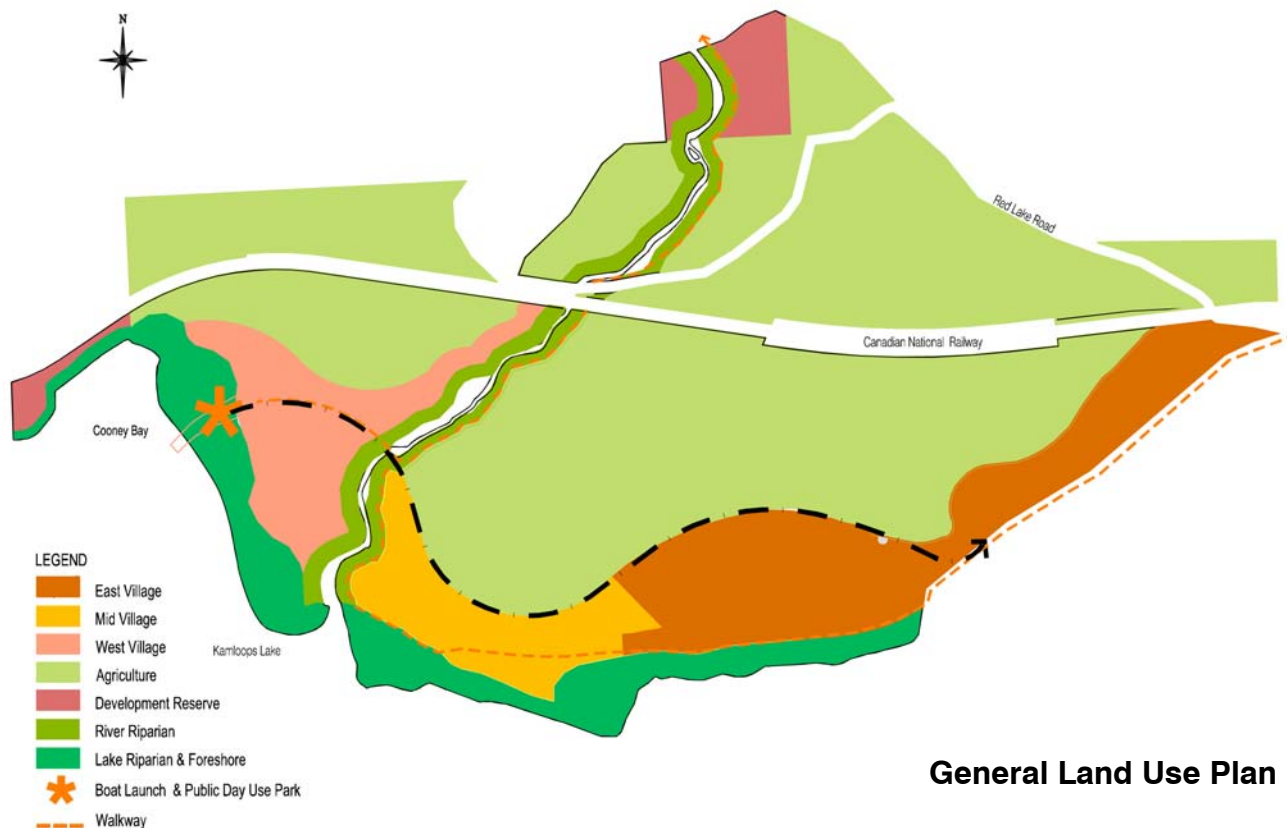
¹¹ A living arrangement that combines private living quarters with a common dining and activity area in a community whose residents share in tasks such as childcare.



4.0 General Land Use

4.1 General Land Use Plan

The General Land Use Plan indicates the land use types and approximate locations that comprise the TOL Neighbourhood Plan (TOLNP). The land use types break the site into three broad types of use namely farm, natural open space, and mixed use village development. Farm use represents approximately 60% of the property, natural open space approximately 14%, and the mixed use, sustainable village development occupies approximately 26%. A more detailed land use plan will be prepared at MDP stage based on the general conceptual land use plan as shown below.



General Land Use Plan

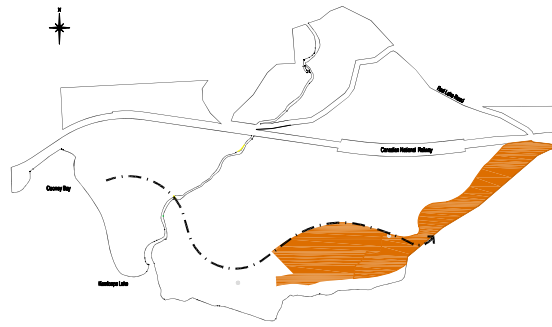
4.2 Guidelines

In accordance with the overarching nature of the TOLNP, the land use guidelines contain overall community objectives as well as specific land use zone objectives. The overall community objectives (desired planning outcomes) as well as the specific objectives for each land use zone will inform and guide the development of the detailed Design Guidelines and the Master Development Plan. A wide range of Land uses are proposed. They are listed below. See Schedule 2 for definitions of some of the more uncommon land uses chosen to support the vision of the TOLNP. Land uses in all land use zones are defined in the Tranquille On the Lake Comprehensive Development Zone (CDZ) document.

4.2.1 Overall Sustainable Community Objectives

- To provide a variety of housing types and tenures for a range of demographics, family configurations and economic backgrounds,
- To create a livable, walkable village that nurtures social connectivity, environmental values, and community participation,
- To provide a diversity of neighbourhoods that creates an interesting and enriching place to live, work and visit,
- To provide commercial uses that are compatible with traditional village character and will contribute to the sustainability and well-being of the community by providing onsite goods and services for residents as well as establish a tourist commercial hub for short and long term use,
- To facilitate applied research and educational opportunities in farming (i.e. planning, production, harvesting, and value adding), sustainable village design & construction, and active waterfront design & construction,
- To encourage economic development initiatives directly related to the commercialization of onsite applied research results,
- To provide support for a model agri-community development that promotes and provides a precedent for the integration of farming and residential development,
- To incorporate compatible educational, institutional, and business uses that will add vitality and jobs to the community,
- To create a community with a provincially significant tourism component that contributes to the economic base of the community,
- To build a sustainable working waterfront that connects the site to Kamloops Lake,
- To provide live work and work live opportunities across selected residential housing and commercial/light industrial building product in appropriate areas of the community.





4.2.2 Subzone A - East Village



Objectives

- To create a village centre that accommodates a diversity of uses that will establish the area as the civic, commercial, arts and culture, and educational focus for the community,
- To create a pedestrian oriented area offering goods and services for both residents and visitors in an attractive, comfortable, and safe setting,
- To provide an outdoor space suitable for community special events and gatherings,
- To contribute to the economic base of TOL by accommodating village compatible local and regional educational, institutional, and business operations,
- To provide a lakefront/foreshore viewing and recreation area,
- To accommodate the eastern end of a multipurpose pathway linking Rivers Trail, the proposed municipal day use park in Cooney Bay, and Lac du Bois Grassland Park as part of an overall village trail network,
- To provide a diversity of single and multi-family residential housing product for seniors, families, singles, and students,
- To create a community centre including administrative, social, and recreation facilities,
- To provide the highest density housing concentration in the community with the greatest ratio of multiple-family residential units,
- To facilitate the efficient integration of the farm market commercial center with village commercial, educational, and institutional activities,
- To promote the agricultural history of Tranquille through the adaptive reuse of selected historic staff and farm worker housing buildings.

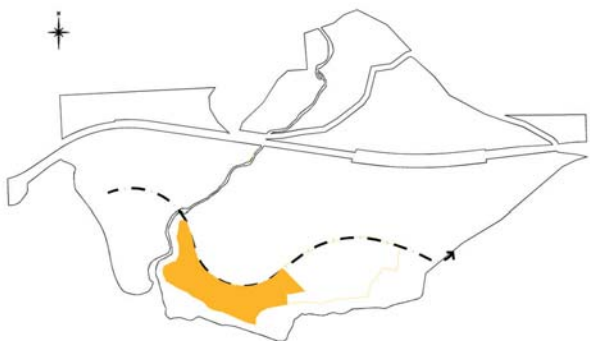
Potential Uses

Village centre commercial, educational, and institutional uses will include a diverse mix of goods and services for locals and visitor's needs. A broad spectrum of potential land uses has been identified. The potential land uses and housing types to be considered in the following range of land uses include:

Village Development Area Uses - East Village

Accessory building	Duplex/triplex/quadplex
Agricultural use	Education/research facility
Agricultural use (temporary)	Entertainment facility
Agri-tourism	Farm market
Apartment	Galleries and studios
Bed and breakfast	Garden apartment
Boarder or lodger	Garden suite
Boutique hotel	Guest suite
Brewpub	Health and wellness facility
Carriage suite	High density multiple family
Cluster housing	Home based business
Condo hotel	Hostel
Congregate housing	Hotel
Conservation park	Human watercraft centre
Commercial kitchen	Independent seniors housing
Community assembly – indoor	Institutional public facility
Community and farm gardens	Interpretive center
Compact single family	Live work housing
Convenience retail stores	Low density multiple family
Daycare	Medium density multiple family
Detached secondary Suite	Micro brewery

Mixed use apartment	Seasonal staff housing
Mobile food vendor	Secondary Suite
Multi-family residential	Seniors congregate housing
Multi-purpose community center	Single family residential
Museum	Stacked land use
Nature conservation	Stacked townhouse
Neighbourhood convenience store	Student housing
Neighbourhood pub	Townhouse
Outdoor assembly facility	Trade and technology centre
Passive recreation	Village commercial use
Place of worship	Winery & cideries
Presentation centre	Work live commercial buildings
Private club	
Private swimming pool	
Professional office space	
Public plaza	
Public swimming pool	
Recreation facility – indoor	
Residents club	
Restaurant	
Railroad station	



4.2.3 Subzone B - Mid Village

Objectives

- To provide a lower density neighbourhood within the community,
- To provide ample visual corridors and trail linkages to the foreshore,
- To provide a lakeside park as a focal point for the neighbourhood,
- To provide a range of housing types orientated to year round residents,
- To accommodate a portion of the proposed multipurpose pathway linking Rivers Trail, the proposed municipal lake front park, and Lac du Bois Grassland Park as part of an overall village trail network.

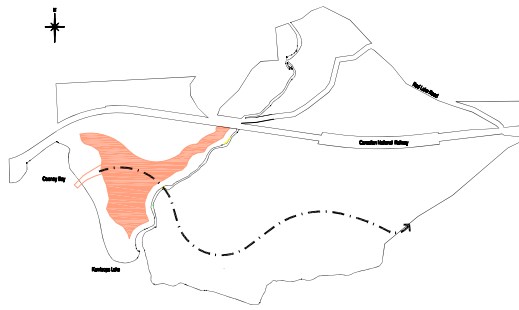
Potential Uses

The Mid Village residential neighbourhood includes less land use diversity than the East or West Villages areas. The potential land uses and housing types to be considered in the following range of land uses include:

Village Development Area Uses - Mid Village

Accessory building	Garden suite
Agricultural use	Guest suite
Agricultural use (temporary)	Home based business
Bed and breakfast	Low density multiple family
Boarder or lodger	Medium density multiple family
Carriage suite	Multi-family residential
Cluster housing	Nature conservation
Congregate housing	Passive recreation
Conservation park	Presentation centre
Community and farm gardens	Private swimming pool
Compact single family	Secondary suite
Daycare	Single family residential
Detached secondary suite	Stacked land use
Duplex/triplex/quadplex	Stacked townhouse
Garden apartment	Townhouse





4.2.4 Subzone C - West Village

Objectives

- To create a mixed use lake front oriented neighbourhood incorporating both year round and seasonal housing,
- To host a water oriented tourism hub comprised of tourism accommodations and recreational facilities,
- To provide a lake front activity focus for the community including water oriented commercial uses, working waterfront uses, public facilities, and park space,
- To provide opportunity for boat storage and other marine uses
- To provide a lake front destination to attract visitors and contribute to the local economic base of TOL,
- To provide the City of Kamloops with a formalized access and contact point with Kamloops Lake (municipal park),
- To provide a water side entry point to TOL,
- To accommodate water transportation linkages with lake and river front facilities,
- To provide community residents with lake access and boat storage,
- To accommodate the western portion of the proposed multipurpose pathway linking Rivers Trail, the proposed municipal lake front park, and Lac du Bois Grassland Park as part of an overall village trail network,
- To accommodate a commercial marina offering boat moorage, repair, marine brokerage services, watercraft maintenance and watercraft storage to residents and visitors,
- To provide a land link to potential water lot based amenities such as a swimming platform or house boat precinct



Potential Uses

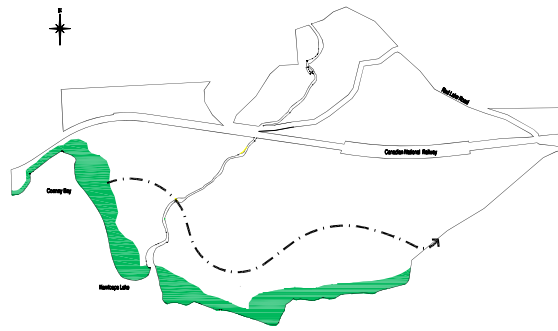
The lakeside residential and commercial area will also include a diverse mix of goods and services for locals and visitor’s needs. The potential land uses and housing types to be considered in the following range of land uses include:

Village Development Area Uses - West Village

Accessory building	Galleries and Studios
Agricultural use	Garden apartment
Agricultural use (temporary)	Garden suite
Apartment	Guest suite
Bed and breakfast	Health and wellness facility
Boat launch and loading dock	High density multiple family
Boarder or lodger	Home based business
Boutique hotel	Hotel
Brewpub	Independent seniors housing
Campground	Institutional public facility
Campground (temporary)	Interpretive center
Carriage suite	Live work housing
Cluster housing	Low density multiple family
Condo hotel	Marina
Congregate housing	Marine retail
Conservation park	Marine services
Community assembly – indoor	Marine trade & technology
Community and farm gardens	Medium density multiple family
Compact single family	Micro brewery
Daycare	Mixed use apartment
Detached secondary suite	Mobile food vendor
Duplex/triplex/quadplex	Moorage facility
Education/research facility	Multi-family residential
Entertainment facility	Municipal day use park



Nature conservation
Neighbourhood convenience store
Neighbourhood pub
Non-profit or service camp
Non-profit or service camp (temporary)
Outdoor assembly facility
Passive recreation
Presentation centre
Private club
Private swimming pool
Professional office space
Public plaza
Public swimming pool
Recreation facility – indoor
Residents club
Restaurant
Secondary suite
Single family residential
Stacked land use
Stacked townhouse
Townhouse
Village commercial use
Water craft construction & maintenance facility
Water craft storage facility
Water craft rental & retail facility
Water taxi facility
Work live commercial buildings



4.2.5 Subzone D - Lake Riparian

Objectives

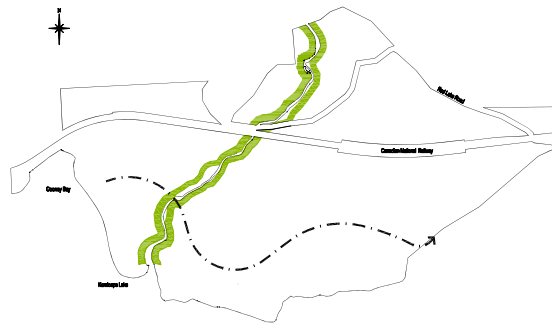
- To eliminate the use of off-road vehicles and “bush parties”,
- To establish well defined pedestrian access points to the foreshore in order to minimize riparian area impact,
- Depending on lake water levels, to provide a natural open space area for residents and visitors for walking and enjoyment of the lake and valley landscape vistas,
- To retain and enhance vegetation important to wildlife habitat,
- To provide a linear trail adjacent to the riparian and foreshore area that links the village neighbourhoods.

Potential uses

Potential land uses are summarized in the CDZ and are listed below.

- Nature conservation
- Riparian management
- Passive recreation
- Public day use park, boat launch, boat loading dock
- Non motorized watercraft launch area
- Marina
- Landing area for water lot(s) amenities
- Wildlife viewing platform(s) and related boardwalks
- Conservation park
- Temporary boat launch and loading dock





4.2.6 Subzone E - River Riparian

Objectives

- To protect riparian areas adjacent to Tranquille River in order to provide lasting habitat for area wildlife and natural systems,
- To provide a network of trails parallel to and/or crossing riparian areas to encourage walking, nature appreciation, education, wildlife viewing and access to habitat improvement projects in the riparian and foreshore areas,
- To retain the Tranquille River corridor as an important natural open space asset for the community,
- To improve fish habitat,
- To improve species at risk habitat,
- To retain the value of the area as a wildlife corridor,
- To provide residents and visitors with a walking trail parallel to the river corridor as a component of the overall village trail system.

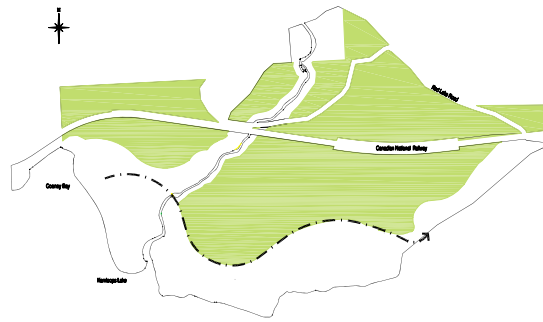
Potential uses

Potential land uses are summarized in the CDZ and are listed below.

- Nature conservation area
- Riparian management
- Wildlife habitat improvements
- Interpretive centre and boardwalk
- Permanent or temporary boat launch ramp or walkway

Note: All uses in subzone D & E may require regulatory approval by authorities having jurisdiction.





4.2.7 Subzone F - Working Farm (Agricultural Land Reserve designated lands)

Objectives

- To integrate a wide range of sustainable food and agriculture system elements into the City of Kamloops via the farm at TOL,
- To connect people to the land,
- To maximize the farm value as a local food source for the City,
- To pursue a sustainable “closed loop” infrastructure system incorporating innovation with waste management, water usage, energy, and zero offsite environmental impacts,
- To adopt farming practices that are sensitive to the adjacent residential areas and will add value to the village lands (i.e. minimize the use of toxic fertilizers and pesticides),
- To ensure a vegetated buffer between urban and agricultural areas in a mutually agreed fashion informed by the ALC Landscaped Buffer Specifications.
- To focus on food crops and livestock that will allow for finished product to be offered on site,
- To provide City residents with opportunities to participate in and experience the farm environment. (i.e. u-pick, local food cooking classes, compost donations, harvest celebrations),
- To maximize positive visual impact of the farm landscape by locating compatible uses adjacent to the village interface,
- To introduce uses and activities that reinforces the farm's connectivity to the City and local farming community,
- To establish a clearly defined public entry to the farm and restrict vehicles and pedestrians to designated areas,
- To create a public accessible farm centre integrating cottage industry production facilities, farm produce value added facilities, sustainable farm educational facilities, and community retail services and community events,
- To incorporate an equestrian component catering to tourism activities linked to Lac du Bois Grasslands Park,
- To include equine educational (private equine sport school) opportunities, and on site horse boarding,
- To reduce the carbon footprint of TOL
- To provide area producers with the opportunity to finish products at the Tranquille Farm and market product directly to TOL residents.
- To research and demonstrate diverse and viable farm business models.





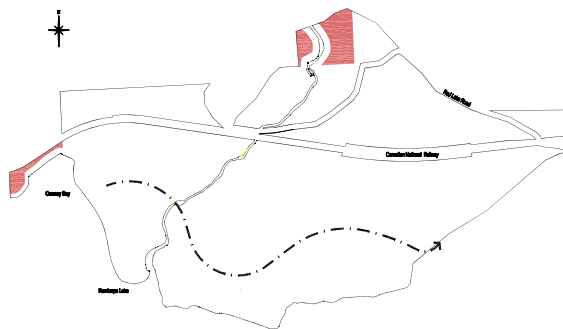
Potential uses

Farm and non-farm uses permitted by the Agricultural Land Reserve regulations and specific decisions of the Agriculture Land Commission related to the Tranquille site are summarized in the CDZ. The CDZ does not provide a definition for each of the potential land uses listed below as each is regulated by the Agricultural Land Commission Act and/or specific terms and conditions on ALR land set from time to time by the Agricultural Land Commission.

Future allowable non-farm land use variances that may be proposed by TOL to the Agriculture Land Commission could include:

- Additional horse boarding stalls,
- Additional campground sites,
- Additional space for educational or research facilities,
- Farm worker housing,
- Multi-purpose equestrian centre or equestrian school,
- Energy generation facilities limited to clean renewable energy sources such as solar, wind, micro hydro, and bio fuels,
- District geo exchange space conditioning systems.





4.2.8 Subzone G - Development Reserve

Objectives

- To create appropriate land uses for two non ALR parcels of land which are separate from the three village neighbourhoods and have potential for development with other community land uses,
- Consider swapping the non ALR land parcel lying furthest to the north adjacent to Lac Du Bois Grasslands Park for an equivalent amount of ALR land for the purpose of efficiently consolidating farm and development lands.
- To create single family and multi-family residential housing product that supports agribusiness and eco-tourism activities on the surrounding land (i.e. Lac Du Bois Park, Kamloops Lake, Tranquille On the Lake Farm Operations and Tranquille On the Lake village administration and maintenance operations.)

Potential uses

The range of uses for each parcel will be largely influenced by adjacent land uses. If all or a portion of the parcel on the northern boundary of the site is added to the ALR (with the agreement of the Agriculture Land Commission) in exchange for an equal amount of land excluded from the ALR elsewhere on the site adjacent to an existing development area then the land uses of the adjacent development area will apply. If the parcel lying on the northern boundary of the site remains where it is for future development then the potential range of land uses and housing types to be considered in Subzone G include:

Village Development Area Uses

Accessory building	Home based business
Agricultural use	Hostel
Agricultural use (temporary)	Live work housing
Agri-tourism	Multi-family residential
Bed and breakfast	Multi-purpose equestrian center
Boarder or lodger	Nature conservation
Campground	Non-profit or service camp
Campground (temporary)	Non-profit or service camp (temporary)
Conservation park	Passive recreation
Community and farm gardens	Prefabricated housing production facility
Education/research facility	Presentation centre
Guest ranch	Recreation facility – indoor



Seasonal staff housing
Single family residential
Stacked land use
Student housing

Trade and technology centre
Winery & cideries
Work live commercial buildings



The potential land uses and housing types to be considered in the following range of land uses for the non ALR land lying on the western side of the property include:

Village Development Area Uses

Bed and breakfast
Boutique hotel
Conservation park
Nature conservation
Restaurant
Stacked townhouse
Winery & cideries

4.3 Density Potential

The TOLNP allows for a development potential ranging from a minimum of 1000 to a maximum of 2000 dwelling units of housing, producing an overall site density ranging from 22 to 44 units per hectare. Dwelling units do not include destination hotel, boutique hotel, condo hotel, farm and site workforce accommodation, or student and staff housing. The number of these seasonal dwelling units could exceed 500 units¹. The dwelling unit calculation for senior's congregate housing will be consistent with City of Kamloops policy. Densities and housing type for the three village neighbourhoods will be established at MDP preparation with the anticipated density shown in the chart below.

The range of allowable units provides the needed flexibility to assess market conditions and implement an economically viable real estate development program. A flexible approach to permitted units and housing type will need to be carried forward throughout the project build-out. The MDP, to be provided prior to phase one development, will provide more clarity as to the projected amount and type of real estate housing product and serve as the reference point for ongoing phased development approvals.

1. One seasonal unit is calculated as having two beds.

The density for commercial use within the sustainable village development lands will be defined at MDP stage and include neighbourhood retail, tourist commercial, farm market commercial, institutional, live work, work live, and other uses consistent with the land use guidelines.

At this time, an allocation for overall commercial floor area is 9,300 to 40,000² square meters. The higher range of commercial space is associated with the potential space requirements of a marina, two hotels, office space, retail space, health & wellness facilities, a prefabricated housing facility, a cultural centre, and the farm market. An additional 30,000 square meters may be required for educational and research facilities, a railway station, community maintenance facility, water and waste water treatment facilities, institutional buildings such as a post office, place of worship, private school, library, and a multi purpose equestrian centre.

The lower range of the permitted commercial density would still allow for a range of uses such as a general/convenience store and hotel with small convention and restaurant facilities that will contribute to both the livability of the village for residents and create a critical mass of tourism and visitor facilities needed to position TOL as a regional destination.

As a minimum commitment towards meeting sustainability objectives, TOL will identify not less than 460 square meters of space within Phase One of the MDP that will be brought to market at such time that the on-site resident population and visitation is capable of supporting the businesses.

Approximate Density Allocations by Area

In resolution #88/2007 the provincial Agriculture Land Commission agreed to a TOL development area of 45.7 hectares located in four general development areas. Subsequent to this the identification of two non ALR land parcels, the registration of several archaeology sites, and changes to the site's natural boundaries, gave rise to potential future options for the placement of the development land area on the site potentially resulting in increased farming and development efficiencies. To provide clarity for the Tranquille On the Lake Neighbourhood Plan TOL has presented land use statistics and maps which are consistent with ALC resolution #100/2012.

2. The overall allocation for commercial space is intended to support the development of the site as a sustainable agri community with resort like amenities including the potential to establish a modular housing facility for the duration of the project's build out period. The intention is not to draw business to Tranquille On the Lake that should be developed on existing commercial or industrial lands elsewhere in Kamloops. The intent is to create business hubs of complimentary commercial activity in the agriculture, sustainable planning/design/construction, and health & wellness industries along with site oriented service activities.

Neighbourhood	Min. Units	Max. Units
East Village	500	1000
Mid Village	200	400
West Village	300	600
Total	1000	2000

Note: Density ranges within the three neighbourhoods may change as the development unfolds but the overall density range of 1,000 to 2,000 dwelling units on the site will not.

4.4 Land Use Area Statistics

The general allocation of space for the various TOL land uses is shown below:

Land Use	Total Land Area (ha)	Percentage
Subzone A East Village	23.2	12.2
Subzone B Mid Village	9.0	4.7
Subzone C West Village	13.5	7.1
Subzone D Lake Riparian	18.4	9.7
Subzone E River Riparian	13.2	6.9
Subzone F Working Farm	107.9	57.7
Subzone G Development Reserve	5.0	2.6
Total	190.2	100

Notes:

- total non ALR land area will not change but future development land boundaries may be reconfigured with ALC support,
- park space within each neighbourhood will include a combination of public (City property) and semi-public (strata property) areas used for active and passive recreation. The amount of park space within each neighbourhood will be allocated at MDP stage. Overall park space will meet minimum requirements,
- utility space associated with infrastructure will be allocated at MDP stage,
- land use boundaries will be finalized at MDP stage, therefore area statistics will be subject to some adjustment.

4.5 Land Use Zone Boundary Options

Area sizes (hectares) for Subzones A,B,C, D, E, F, and G have been determined and agreed with the Agriculture Land Commission (Resolution #100/2012) but boundaries of Development Subzones A,B,C, G, and Subzone F - Working Farm will not be surveyed³ until the MDP has been approved by council. The farm plan, which will form a part of the MDP will confirm the location of the final boundaries of all Subzones.

The general locations of the East Village, Mid Village, West Village, and Working Farm Subzones will not change. However there are several potential development/ farm boundary options that may be considered by TOL before the MDP is finalized. They are:

Option One: retain subzone boundaries and approved⁴ non-farm uses as they currently are shown in the General Land Use Plan,

Option Two: move some or all of subzone G to one or more of Subzones A, B, or C.

Option Three: move up to 35% of the land (located in the eastern most portion) in Subzone A to an area equal in size located directly to the north of the central area of Subzone A

3. All boundaries will be finalized by legal survey

4. ALC Resolution #100/2012

4.6 Land Use Definitions

4.6.1 Introduction

Many of the proposed land uses presented in the Tranquille On the Lake Neighbourhood Plan are found in current City of Kamloops policy documents or are found in the City's Zoning Bylaw documents. In some cases new or infrequently used land use definitions have been included to reflect innovative land uses planned specifically for Tranquille On the Lake. Existing or proposed municipal land use bylaw definitions, technical specifications or parameters of implementation may require revision to accommodate the vision of the Tranquille On the Lake Neighbourhood Plan. These revisions will be submitted for municipal review as part of the Master Development Plan (MDP) approval process.

4.6.2 Definitions

Agricultural design guidelines means a set of guidelines designed to work in harmony with the Agricultural Land Commission Act which govern the use of all agricultural land and are designed to facilitate the seamless integration of agriculturally productive land within the development zone or conversely the integration of urban development within the agricultural zone;

Boat launch and loading dock means a seasonal waterfront access point for the purpose of launching and retrieving powered and non powered water craft consisting of an engineered roadway or pathway through the Riparian and Foreshore zones and a structure used for the purpose of mooring boats and for providing pedestrian access to and from the moored boats, and can consists of a single dock, wharf, or pier (including walkway ramp);

Cluster housing means a grouping of small, detached, single family dwelling units clustered around a common open space or courtyard and developed under a coherent plan. It fills a niche between traditional choices of single family and multifamily housing. Although less spacious than conventional single family, it offers the privacy and personal space of a detached house in a less costly package. Typical defining characteristics include small houses ranging from 500 to 1200 square feet, a range of about 4 to 12 cottages per site, and open space in common ownership but excludes apartments and secondary suites. It is sometimes referred to as Pocket Neighbourhood housing;

Community or farm gardens means an area of land owned by the farm corporation used for the purpose of growing food or horticulture supplies in a manner that is consistent with the Agriculture Design Guidelines in the Farm Plan and may include ancillary tool or equipment sheds, irrigation systems, fencing, and multi-purpose pathway systems providing access for farm vehicles and the public in a safe, integrated manner;

Condo hotel means a building used as both a condominium and a hotel. Condo hotels are typically high-rise buildings developed and operated as luxury hotels, usually in

major cities and resorts. These hotels have condominium units which allow someone to own a full-service vacation home. When they are not using this home, they can leverage the marketing and management done by the hotel chain to rent and manage the condo unit as it would any other hotel room. A condo hotel is also known as a hotel-condo or a Condotel;

Conservation park means an area of lands designated for ecological conservation purposes under a long-term management plan by means of a registered conservation covenant, easement or legal instrument in favour of a conservation authority or organization whose mandate includes ecological conservation;

Education & research means a facility containing classrooms, lecture halls, and/or research laboratories that are used solely for educational and training purposes and/or research activities;

Farm market means a mixed use commercial area comprised of adaptively restored historic farm buildings:

- a) where locally grown produce or hand made goods are sold exclusively by local vendors who have grown or made the product being sold directly to consumers,
- b) where educational classes are offered by market vendors and others to the public,
- c) where vendors may have their production facility,
- d) where normal farm operations may be carried out,
- e) where not for profit organizations promoting the history of Tranquille can have office and display space,
- f) where community social events can be hosted,
- g) where trade shows and conferences can be hosted,
- h) where retail outlets and professional or educational office space can be accommodated;

Guest ranch means a comprehensive western oriented recreational tourist development operating in conjunction with or independently as a resort which provides a broad range of all season accommodation, social/recreational activities and facilities including horseback riding;

Human or windpowered watercraft centre means a premise, containing docking or mooring facilities where human and/or windpowered watercraft and their accessories are berthed, stored, serviced, repaired, constructed or kept for sale or for rent;

Live work housing means a mixed use unit consisting of a Commercial and Residential function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity of industry. Business employees may also work in the Commercial Function;

Marine retail means the supply of goods that serve the needs of anglers, boaters, personal watercraft users, and tourists, including boating accessories, navigation, safety, camping, and angling supplies, clothing, and watercraft, specifically excluding drive through restaurants, adult entertainment, service station, or large scale retail outlets;

Marine services means the provision of professional services to the marine industry including watercraft design build services, marine surveyors, water craft brokers, insurance brokers, limnologists, recreational and tourism consultants;

Marine trade & technology means a facility consisting of a building or group of buildings which caters to businesses or individuals that are involved in the applied research, development, or manufacturing of products which utilize new innovative technology solely for the benefit of the fresh water recreational, scientific, and commercial user community;

Moorage facility means a fixed or anchored object or structure, such as an anchor, buoy, float, pier or boathouse, which is used or intended to be used as an ancillary use by resort guests. A mooring facility may consist of any combination of the above and may include a pedestrian access ramp;

Multi-Purpose equestrian centre means the use of lands, buildings or structures for the boarding and care of horses, the training of horses, the sale and rental of horses, and the sale, rental and storage of related equipment and goods, and the staging of equestrian events, but doesn't include gaming facilities;

Passive recreation means the use of land for informal, low intensity recreation activities such as hiking, walking, boardwalks and wildlife viewing platforms subject to the approval of any authority having jurisdiction;

Prefabricated housing means an indoor production facility dedicated to the construction of modular homes;

Railroad station means the use of premises as a depot or station for passengers awaiting use of rail transport;

Seasonal staff housing means single or multi-family housing units used solely for the purpose of housing seasonal workers employed in on site tourism activities;

Stacked land use means the layering of multiple land uses within the same building;

Streamside Protection and Enhancement Area means an area:

- a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and
- b) the size of which is determined according to the Riparian Assessment Regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal;

Student housing means multi-family housing units or apartments used solely for the temporary housing of post-secondary students engaged in on-site educational or research activities;

Trade and Technology Centre means a facility consisting of a building or group of buildings which caters to businesses or individuals that are involved in software development, internet or other information technology applications, research and development, or manufacturing of products which utilize new innovative technology;

Village commercial use means neighbourhood convenience store, retail, restaurant, personal service, hotel, hostel, neighbourhood pub and liquor off-sale, micro brewery, wineries and cideries, nursery and garden centre, speciality food processing, office, entertainment facility, artist studio and gallery, health enhancement centre, agri-tourism and similar uses that serve the needs of the residential community and tourists, specifically excluding drive through restaurants, adult entertainment, service station, or large scale retail outlets;

Water craft maintenance & construction means a facility used for the construction and maintenance of engine, wind, solar, electrical, or human powered water craft including canoes, kayaks, sailboats, powerboats, house boats, sail boards, kite boards, and related boating accessories;

Water craft storage means a facility used for the seasonal storage of power boats, sail boats, sail boards, kite boards, and human powered water craft;

Water craft rental & retail means a facility used for the sale and/or rental of all kinds of powered and non powered watercraft and their accessories;

Water lot lease means an exclusive right of occupancy to leased land that is partially or completely covered by water;

Water taxi means a commuter passenger boat used to provide public transport;

Work live means a mixed use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements.

5.0

Community Amenities

The combination of community amenities with the proposed mix of real estate development and a working farm will create a well-balanced development program for the overall property offering assets to both the Tranquille On the Lake community and Kamloops area residents. Community amenity features that will be provided on an individual phased development basis include the following.

5.1 Conservation Areas

The riparian areas account for 28.3 hectares of village lands that will remain largely undeveloped and provide public access in a controlled yet user friendly manner. Development that may take place in this areas will require approval of relevant regulatory authorities and will adhere to the Principle of Environmental Responsibility¹

1. 3.3 Principle of Environmental Responsibility (TOLP Neighbourhood Plan)



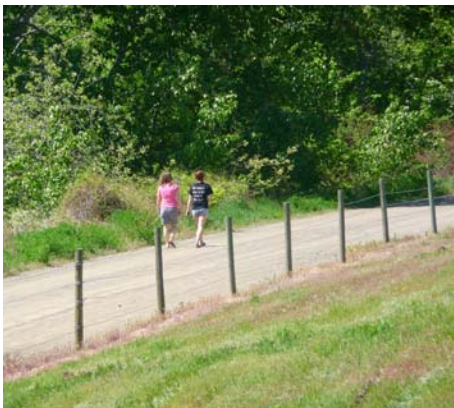
5.2 Boat Launch

A public boat launch/commercial will be constructed in Cooney Bay at the west end of the village. This facility will include a loading dock, launch ramp, and parking for vehicles and trailers. Recreational lake access for powerboats, sailboats, kayaks, canoes and personal watercraft will be accommodated. In the long term, the boat launch area may be integrated into a commercial marina facility. Storage facilities for TOL residents' boats may be located adjacent to the launch area or elsewhere on the property.

Temporary Boat Launch: Until such time as market demand supports the building of public road access to the planned municipal day use park area TOL will apply to the appropriate regulatory bodies for permission to build a temporary boat launch on the east side of Tranquille River. A temporary parking lot suitable for twenty vehicles will also be built in support of the temporary boat launch. Access to this area will be via the existing road along the southern edge of the property between the west end of Tranquille Road and the east side of Tranquille River.

5.3 Public Trails

An east/west public trail will be constructed maintaining controlled public access to the site's shoreline via trails crossing the riparian area to the lake foreshore at right angles to the main trail system. This trail will connect with the most westerly point of the existing River's Trail and have a terminus at the lakeside municipal park. A north/south trail, which intersects the east/west trail, will run parallel to the river corridor and will provide public access to the Lac du Bois Grasslands Park. All public trails will be fenced or provided with a vegetative buffer designed to keep trail users on the trail system and mitigate any potential damage to sensitive environmental areas adjacent to any part of the trail system. Trails adjacent to the ALR will be subject to ALC Landscape Buffer Specifications on the side of the trail adjoining ALR land. For trails proposed to be on ALR land they will be subject to ALC approval and ALC Landscape Buffer Specifications.





5.4 Lakeside Day Use Park

A municipal day use park on land dedicated to the City of Kamloops as parkland will be developed in or adjacent to Cooney Bay in close proximity to the boat launch. The park will accommodate a variety of passive and active recreational uses for TOL residents and public potentially including a swimming and sunbathing area, picnic area, conservation area, boardwalk, and green recreational space.

A concept plan for the park will be prepared by TOL in collaboration with the City as well as an order of magnitude cost estimate for City budgeting purposes. The concept plan will be included in the MDP. Construction of the municipal day use park will be at the City's discretion dependent upon timing and budget.

Prior to the building of the east west public road connecting the west end of Tranquille Road with the municipal day use park area, public access to the day use park will be via a temporary hiking/biking trail linking the planned temporary boat launch parking lot with the municipal day use park. The temporary trail will be on the east side of the Tranquille River and will cross over the Tranquille River via the existing free span farm bridge after which the temporary trail will continue along a fenced walkway to the municipal day use park area. When the new public access road is completed the existing public access road on the southern edge of the property and the temporary trail described above will be permanently closed. The future Rivers Trail extension will provide ongoing pedestrian access to the municipal day use park, permanent boat launch, and Lac du Bois Grasslands Park.



5.5 Neighbourhood Parks

Each of the three village neighbourhoods will offer a public park space for the benefit of residents and visitors. The municipal day use park at Cooney Bay will be the park focal point for the west village neighbourhood. A lakeside park in the mid village neighbourhood will be the public gathering place for this district while the east village will offer both lakeside and internal park/plaza space connected to the village core commercial area and functioning as the main public gathering place for the community. These parks may be located on any of the site's registered archaeology sites. Community gardens may be incorporated into the neighbourhood parks. Agricultural design guidelines to be set out in the Farm Plan will apply to all community garden space.



5.6 Cooney Bay Access Corridor

The City owned east west public road right of way will serve as the major public access corridor to Kamloops Lake. The road will connect the west end of Tranquille Road with the municipal park in Cooney Bay. Landscape treatment will reinforce the lake gateway function of the public road right of way. Construction of the road will be the developer's responsibility.

5.7 Tranquille Farm Centre

A commercial farm centre will be created in the vicinity of the recently upgraded barn facilities and will function as the portal for public visitation to the farm complex. The farm market will integrate cottage industry production facilities, farm produce value added facilities, sustainable farm educational facilities, and community retail services with community special events, agri-tourism activities, and educational experiences which will connect the public to this unique and significant community land use.



6.0 Servicing and Infrastructure

The TOL infrastructure proposal is based on a system concept that is independent from City services and allows as much as possible the installation of services on a phase by phase basis. Some phase(s) may take more advantage of the existing infrastructure assets than other phases. A servicing layout plan will be prepared at MDP stage. The infrastructure concept being considered at this time consists of the following areas.

6.1 Water Supply



A dual system consisting of untreated raw water for fire protection and irrigation and a treated system for all potable water requirements is envisioned. A dual system would require separate distribution piping. The source for raw water will continue to be the Tranquille River as per TOL's existing water licences dating back to 1909. The source for domestic water supply is expected to be a new groundwater well and reservoir system. The distribution piping for non treated water may utilize part of the existing infrastructure associated with the historic farm and institutional facilities. Preliminary ground water investigation indicates that the aquifer water quantity and water quality may support a groundwater supply system for the entire village. In the unlikely event that a groundwater system is proven not to be technically feasible for the supply of potable water, lake supply will be pursued.



6.2 Storm Drainage

Storm water will be managed by utilizing various Best Management Practices, as appropriate. This may entail the introduction of bio-swales, detention ponds, reduced impervious surfaces, curbless roads and infiltration fields. The general intent will be to maintain post-development flows that are in the magnitude of pre-development conditions. The system will be described in detail in the TOL Storm water Management Plan to be prepared in conjunction with the MDP. Flood rating will be incorporated into the design to accommodate major and infrequent storm events.



6.3 Sewage Collection and Waste Treatment

The City has indicated that a sewage connection to the City system could be considered if proposed by the development applicant. The feasibility is currently under review, however the expectation is that TOL will require a local community system(s) to collect and treat generated wastewater. Existing infrastructure for wastewater collection and treatment utilized by the previous institution is being assessed to determine the feasibility of utilizing components of the existing system on an interim or long term basis. Alternatives will be considered for the treatment and disposal of wastewater; it is anticipated that a number of proven wastewater treatment technologies economically viable for smaller numbers of residential dwellings or commercial units linked to a larger community wide treatment plant built when economies of scale warrant it will likely be the most practical longer-term approach. The layout and specific details of

the initial facilities will be provided as part of the phase one development application. Discharge options to be considered include combinations of in-ground infiltration and spray irrigation. River or creek discharge will be considered only as a last resort. A sewage treatment facility will not be located on ALR land.

6.4 Roadways

The road layout and hierarchy of road standards, including cross sections will be provided with the MDP. The application of City standards will apply only to the public east west connector road to the municipal park in Cooney Bay as the remainder of roads will be within the strata community where narrower roads will be proposed for the purpose of improved safety through “traffic calming”, neighbourhood aesthetics, reduction of impervious surfaces, and an overall rural community ambience. Private road network design standards will adhere to emergency access requirements set by Kamloops Fire and Rescue. Road and lane right of ways within the strata property will likely range between 6 and 18 meters.

Recent signalized upgrades to the intersection at Southill Road and Tranquille Road meet the key recommendation of a Traffic Impact Assessment Study done for TOL in 2006. This study will be updated and its recommendations included in the MDP.

6.5 Municipal Services

Policing, fire protection, garbage pickup and potentially, public transit¹ will be made available to TOL by the City. Input from the various providers of these services will be sought at the MDP stage preparation to ensure that safety and security considerations are incorporated into detailed planning and design. Future on site composting as part of the Tranquille Farm operation may be considered.

6.6 Energy and Communications

The site is serviced with overhead electrical service. Underground power and telephone service is required for subdivision servicing within the project. Discussions are underway with respective utility companies to have the needed services available at TOL, including natural gas, conventional and renewable electrical energy, telephone, and cable.

6.7 Utilities Operation

TOL, in collaboration with one or more private utility entities, will be responsible for the operation and maintenance of private infrastructure and compliance with regulatory standards. The location of dry (cable, telephone, electrical) private utilities within public lands (i.e. lakefront day use park, east west collector road right of way, and pathway systems) will be permitted and easements granted should the village servicing plan include utilities within these public areas. Wet utilities such as potable water, non potable water, and waste water may cross public lands. These will be minimized so as to avoid load disruptions. They will not lie within any public road right of way.



¹ Public transit would be made available on an as and when feasible basis as determined by the Transit Future Plan basis.

7.0 Form and Character Guidelines

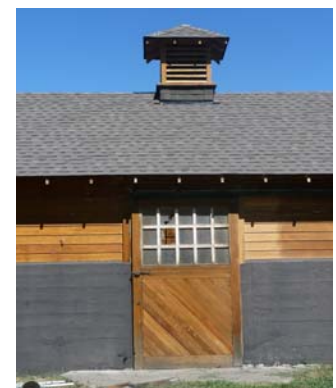
The form and character guidelines are intended to provide direction for the TOL MDP and more detailed design guidelines linked to Development Permit application approvals. The preparation of the Development Permit Guidelines and the MDP will be prepared at a later date and are intended to amend the OCP/Neighbourhood Plan. The City of Kamloops will approve development of the site at such time as the OCP has been amended to include the Development Guidelines and the Master Development Plan (MDP).



7.1 Buildings and Site

- A consistency of character and quality,
- A “family of buildings” that allows for diversity while establishing a look and feel to the development,
- While diversity is encouraged, a palette of common design elements should be applied site wide,
- Place making should be inspired by the distinctive qualities of the local landscape and historical site uses which include fishing, ranching, farming, gold mining, and health institution,
- A range of residential building types have been identified for each village neighbourhood. Examples are:
 - Mixed use apartments
 - Apartments
 - Townhomes
 - Stacked townhomes
 - Duplex/Triplex/Quadplex homes
 - Cluster housing
 - Compact single family
 - Single family
 - Seasonal housing
 - Row housing
- The general building types are intended to provide a variety of housing choices to enable a mix of residents based on buying capacity, provide a residential product suitable for the Kamloops housing market, and introduce creative housing types suited to the unique City location,
- Lot options should accommodate clustered single family housing product including zero lot line units,

- An active ground floor in the highest density and profile development areas containing uses and activities attractive to both residents and public,
- The incorporation of front and/or side porches for all single family houses should be considered,
- Innovative approaches to the design of dwelling units, including but not limited to garage apartments, apartments above commercial uses, garden suites, carriage suites, secondary suites, dormitories and cottage type homes should be encouraged to create rental housing for students, workers, and visitors requiring shorter term accommodation,
- Building orientation should be responsive to both on and off site views,
- All buildings should relate to the streets or lanes on which they front,
- In the event that the rear of homes are backing onto public streets and fronting onto an internal laneway, a street relationship should still be maintained to avoid a housing compound effect,
- Should taller buildings be incorporated into the development, the footprint of buildings should allow for ample space between structures to allow for views and solar access,
- Buildings should be designed to avoid overlook problems between homes facing each other,
- Every multifamily home should have direct access to a private outdoor space in the form of a patio or balcony,
- As many homes as possible should have south facing frontage to allow for passive solar collection,
- Design providing flexibility of use on the ground floor particularly along a designated mini-main street or commercial centre is encouraged,
- The creation of distinctive neighbourhoods within the community that respond to site location and land use should be pursued,
- The opportunity exists to establish an eastern entry gateway to the property in the vicinity of the intersection connecting the planned east west collector with the existing Tranquille Road. The making of an entry gateway should be part of the detailed design consideration by proponents developing sites in this area,
- The east west collector road will link the three neighbourhoods, and form a gateway to the lakefront. All development cells adjacent to the collector should be sensitive to the prominent location and the overall experience derived from driving, walking, or biking along this primary movement corridor,





- Restaurants, cafes, pubs, retail stores, public institutions such as a library, recreation centre, swimming pool, or a place of worship should be encouraged to occupy and animate adjacent outdoor space,
- Building setbacks in the mixed-use village core and lakefront landing should place the ground floor commercial uses close to the street. Single use residential buildings in these areas should increase the setback to create separation between private ground level residential space and the public streetscape,
- Setbacks should generally remain consistent along each block or street segment to create a continuous street wall,
- A public open space feature should be incorporated into both the village core and lakefront centre.



7.2 Circulation

- The hierarchy of street types should be based on the multiple function of safely moving cars, pedestrians and bicycles and contributing to the village ambiance,
- With all street types, the objective is to pay special attention to the pedestrian experience,
- The streetscape character throughout TOL should be designed to encourage visitors and residents to walk or cycle, versus drive, to onsite destinations,
- Road cross sections should be based on minimum acceptable standards for lane widths,
- On street parking should be provided in the village core and lakefront landing areas,
- Special treatment of the bridge crossing over Tranquille River should be considered,
- The street layout should consider a north-south lot orientation to accommodate solar access for buildings,
- Rear lanes to accommodate access to garages should be considered as a means to enhance residential streetscapes by minimizing vehicular clutter and avoiding garage dominant house fronts,
- The streetscape should incorporate ample street tree plantings for desired neighbourhood character and shade,
- Special treatment areas should be considered for the village core and lakefront landing area where a more urban character is desired,
- A hierarchy of trails should be established that will link the different parts of the village together as well as provide off site linkage to the City trail system,
- All village neighbourhoods should be connected to the public trail system.
- Kamloops Fire and Rescue should review the street layout and proposed cross sections at an early stage in the approval process.



8.0 Sustainability Guidelines

As a new master planned community that reclaims a brown field site and incorporates the revitalization of abandoned farmlands for local food production, TOL represents an excellent opportunity to advance sustainability standards in Kamloops related to local food supply and environmentally sensitive design practice in land development. The intent of the sustainability guidelines is to provide clarity for a strategic approach on how to integrate environmental balance to the project. By adopting these guidelines, TOL will be responding to the leadership that the City of Kamloops is showing in promoting sustainable land development projects. The areas of focus as outlined are expected to be achievable within the economic, ecological, social, and regulatory framework of the project.

8.1 Community Planning

- Land Use Mix - a mixture of land uses including residential, commercial, institutional, light industrial, educational, office, and agriculture will reinforce the goal of TOL to evolve as a community offering an extensive array of sustainable on-site activities and facilities,
- Economic Development - development incentives, tenure, and land use will be integrated in a manner that facilitates strong economic development,
- Development Layout - the road network, lot sizes, and development parcel orientation will contribute to an energy efficient village,
- Barrier Free Access – design standards will be adopted in all public areas and in any residential building designed for occupation by physically or mentally challenged residents of any age,
- Design for Walkway and Biking - TOL will be designed to accommodate and encourage people to move around the property and conduct daily business and activities without the automobile,
- Design for Diverse Households - TOL intends to provide a diverse mix of housing options for a wide range of backgrounds including students, farm workers, first time buyers, young families, empty nesters, retirees, and seniors,
- Agriculture - the TOL farm will provide a unique amenity for a community development. The farm will provide on-site agricultural, horticulture, and aquaculture products, value added food products, agricultural educational programs and agritourism activities that will add an ambiance that will establish TOL as a nationally significant agri-community embracing urban food, horticulture, and renewable energy productivity as an integral part of community character and values. Unique, market driven governance models that would link ongoing home ownership costs (taxes, strata fees, etc.) with the commercial activities of the farm will be explored by TOL,
- Public Transportation - TOL may, in time, be accessible by public transit, benefiting both residents needing to get off site and visitors wanting to access Kamloops Lake and public amenities.



8.2 Sustainable Buildings

- Locally Sourced Materials - use of wood, particularly locally harvested pine beetle damaged timber will be encouraged,
- Water Conservation - reduced consumption will be achieved through a combination of grey water recycling, the application of improved farm irrigation technologies, the use of xeriscaping and retention of natural vegetation strategies in personal and public spaces, high efficiency appliances, water metering, and homeowner education,
- Alternative Energy - renewable energies such as, but not limited to, the potential use of solar photovoltaics, solar thermal, biofuel cogeneration, and geothermal space conditioning will be explored to create an efficient energy infrastructure system,
- Flexible Use - building design will consider, where appropriate, the ability to be modified in order to accommodate home owner ageing, expansion, improvements, technology upgrades, and adaptable ground floor space,
- Healthy Homes - use of healthy (non off gassing) materials and strategies such as daylighting will be encouraged,
- Carbon Footprint - net zero/passive home designs will be encouraged,
- Smaller Homes - TOL is intended to be accessible to a broad housing market in terms of both market driven product pricing and efficient space requirements,
- Passive Solar - the TOL property is ideally suited to take advantage of the southern orientation and the sunny Kamloops climate,
- Recycling Opportunities - materials from demolition of unsalvageable existing buildings, particularly large timbers and aggregates (i.e. crushed concrete) and the reuse of building material waste created in the building process will be considered,
- Energy Efficient Homes - TOL will encourage high standards for building envelope performance leading to reduced energy requirements and infrastructure costs.



8.3 Site

- Storm Water Management - a storm water management program will be an integral part of the TOL sustainability strategy. Best management practices will be applied with the goal of minimizing off-site impacts,
- Tree Planting - TOL will undertake an extensive tree planting program to contribute to a desired community aesthetic as well as provide shade, buffering, and carbon offsetting impact,
- Natural Landscaping - TOL will incorporate a natural landscaping approach within public open spaces and apply xeriscaping techniques within manicured landscapes on both public and private property that will reduce irrigation requirements,
- Natural Space Conservation - the Tranquille River corridor and Kamloops Lake riparian and foreshore will be protected as conservation areas in the community,
- Brownfield Redevelopment - TOL will be created on property that was previously used for provincial institution uses and has required significant remediation efforts. The utilization of previously developed lands for a real estate development project is recognized as a sound sustainable development initiative,
- Community Gardens - TOL will incorporate community garden space for residents or farm operations for the purpose of food, horticulture, or renewable energy production. These gardens could be located in neighbourhood parks or within the farm,
- On Site Nursery - the tree and shrub planting program should be supplied by an on-site nursery operation located within the farm. The nursery stock should include both ornamental and native plant material suited to property conditions as set out in the development's future design criteria guidelines.





9.0 Environmental Management

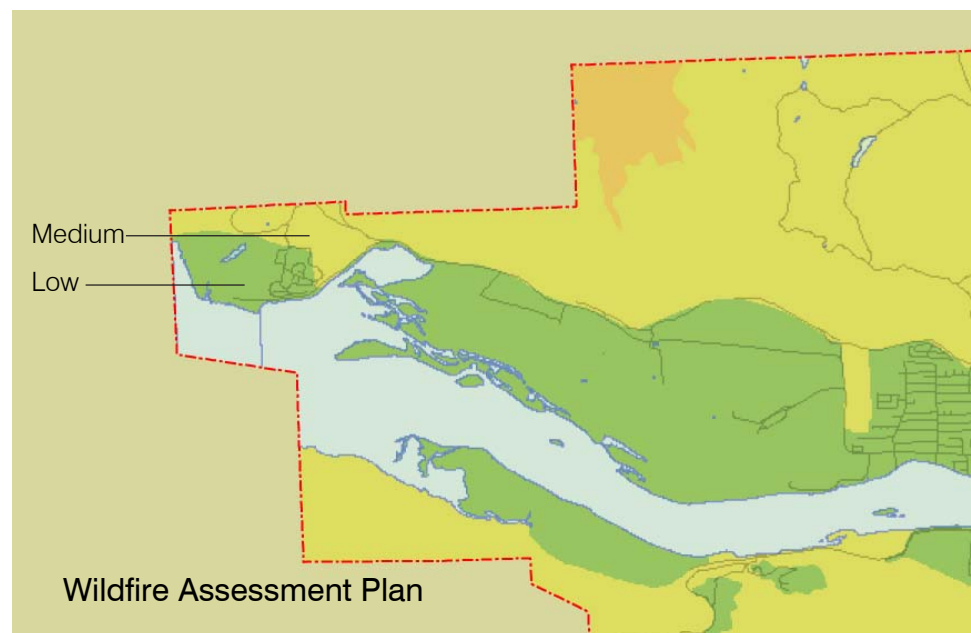
9.1 Wildfire

The City of Kamloops Community Wildfire Protection Plan (2000) calls attention to the need for fire hazard awareness and reduction on a City wide basis and in particular at the rural interface zones where forested lands border existing and future neighbourhoods.

A wildfire hazard assessment for the City was completed as part of the plan including the TOL property. The lands surrounding TOL are predominantly open grass/sage, which support fast moving wildfires but is far less dangerous than continuous coniferous forest cover. Rail lines are recognized as a source of wildfire ignitions, therefore the tracks bisecting the property are a potential hazard.

The BC Forest Service Fire Centre and Provincial Air Tanker Base at Kamloops Airport is approximately 5km. east of the TOL property and can provide fire suppression assistance, however crews and equipment may not always be available subject to provincial priorities.

The current Wild land/Urban Interface Covenants will apply to the property as a wild land fire hazard mitigation measure. Potential changes to the current covenants may require the preparation of a Wildfire Risk Remediation Plan for TOL.



9.2 Flooding

A floodplain covenant may be applied to the property at subdivision stage. The covenant would impose building design restrictions. (i.e. slab on grade construction and no basements) and not permit the underside of the floor system to be less than the designated floodplain level. The 200 year flood plain at the Kamloops Airport is 346.4 meters.

9.3 Site Revitalization

TOL's history as a government facility for almost 100 years has left a legacy of potential environmental contamination which must be identified and remediated. Completion of this process in preparation of new development is based on two key steps:

- Environmental assessment and remediation (soil, soil vapour, and ground water),
- Deconstruction, recycling, and demolition

Environmental assessment and remediation has been completed in 2011, and a Certificate of Compliance received from the BC Ministry of the Environment. Deconstruction and recycling workplans will include safety materials handling protocols as per relevant safe handling of hazardous materials regulatory requirements.

In support of current City policy, reduction of offsite building material disposal at the City land fill will be achieved through close collaboration with the City. A range of deconstruction, recycling, and carbon footprint reduction strategies will be considered and implemented. Pilot studies with the support of the city, provincial and federal governments as well as other interested stakeholders may be implemented to ascertain the most appropriate range of abatement, demolition, recycling, reuse, and carbon credit tools to use.

Results of collaboration between TOL and the City will be made readily available to industry stakeholders in order to assist others in implementing new brown field revitalization strategies.

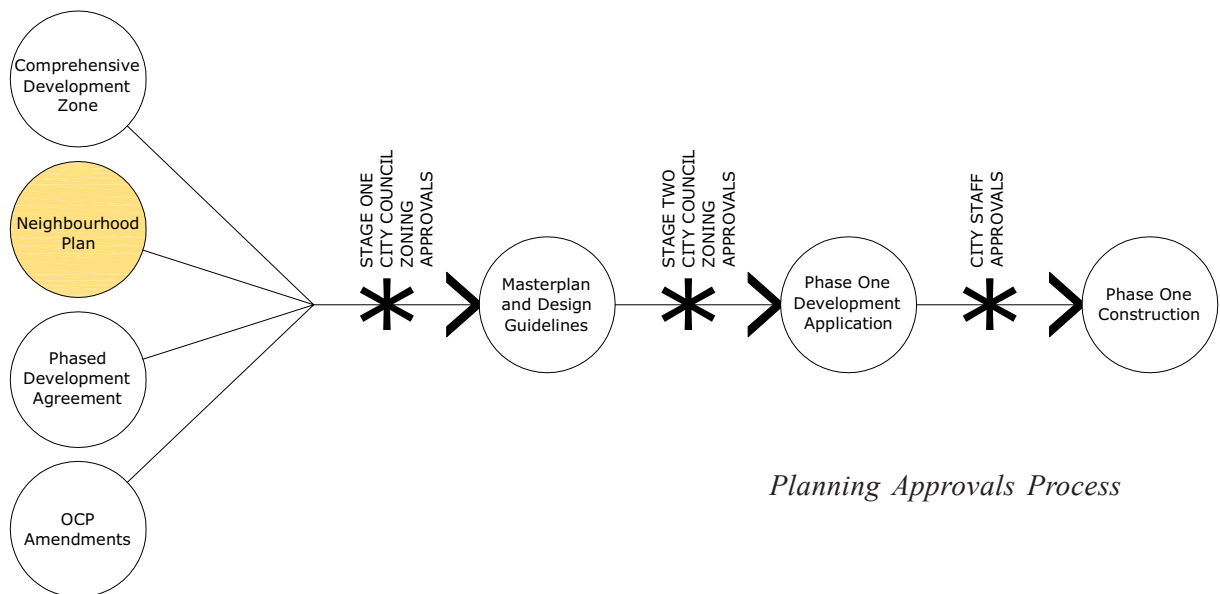
9.4 Hazard Lands

In addition to protected riparian areas, there may be sensitive landscape features that will need to be protected, including steep slopes and wetlands. These areas will be identified within the MDP.

10.0 Implementation

10.1 Approvals Process

The planning and approval process being followed to advance TOL from the 2009 OCP Amendment to phase one construction is set out in the flow chart below. A key aspect of the implementation stage of the process is City Council approving the required deferred documents prior to phase one construction. Additional public consultation for the deferred documents approvals will not be required and City staff will be delegated the authority to provide future development permit approvals subsequent to Council approval of the deferred documents.



10.2 Deferred Planning Documents

Subsequent to the OCP Amendment, Tranquille On the Lake Neighbourhood Plan, Tranquille On the Lake Comprehensive Development Zone, Memorandum of Understanding, and Phased Development Agreement being approved by City Council, the development applicant will be required to prepare additional planning documents that provide a greater degree of detail for the property development. These documents are an MDP and Detailed Design Guidelines.

All documents will be consistent with the Tranquille On the Lake Neighbourhood Plan, Tranquille Comprehensive Development Zone, and Phased Development Agreement. Documents will provide the City with the necessary plans and project specifications that will be used as a reference point for approving development applications throughout the build out period.

The MDP will include detailed information including:

- Land uses,
- A site plan,
- Infrastructure servicing,
- Construction phasing,
- Management of storm water drainage,
- Wildfire hazard management,
- Wildlife management,
- A parks and open space plan, (including pedestrian and bicycle circulation and hazard lands),
- A road hierarchy plan and road standards,
- Land use plan statistics including area coverage, densities, housing product, and composition,
- An existing buildings & infrastructure restoration, deconstruction, recycling, and demolition strategy,
- Heritage preservation strategies,
- A farm plan.

The Detailed Design Guidelines will address the following areas:

- Adaptive Reuse,
- Architecture,
- Landscape,
- Roadways,
- Trails and Walkways,





- Residential Lot Standards,
- Parking,
- Lighting,
- Agriculture

The development applicant will be allowed to utilize form based planning methodology in combination with design guidelines to address a desired aesthetic direction for TOL.

The Farm Plan, as a component of the MDP will include but is not limited to the following contents:

- Sustainable soil and water management,
- Crop management,
- Livestock management
- Infrastructure renovation and deconstruction plan,
- Farm market operations
- Land ownership and operations,
- Land use plan (maximizing farm productivity & profitability as well as community amenity benefits),
- Farm land/community garden integration and management,
- Servicing,
- Phasing,
- Allowable ALR non-farm use variances.

The MDP will encompass the entire property and, while providing a more detailed level of information than the Neighbourhood Plan, the MDP will continue to allow for a high degree of flexibility in recognition of changing market conditions that will occur over the build out period.

10.3 Governance

TOL will include a combination of lands owned by the developer and the City of Kamloops. Private lands will include the east, mid, and west village neighbourhoods, natural open space, and farmland. City of Kamloops land will comprise lands conveyed to the City to meet public space requirements. The private lands legal structure will provide the responsibility for and the means for owners of different forms of land tenure within the Tranquille Community to ensure that the ongoing future maintenance, operation, repair and replacement of the various common amenities, services and works which will be constructed from time to time on or off the Tranquille Lands is carried out in a uniform and integrated manner and in the best interest of TOL residents.

10.4 Plan Variance

The TOLNP and CDZ establish clear direction for the MDP. Providing the MDP and subsequent Development Permit applications comply with the intent of the TOLNP and permitted uses as defined by the CDZ, minor variances (i.e. changes to development cell/general land use boundaries, road corridor alignment, and additional housing type) will be acceptable. Major changes (i.e. increase or decrease of permitted density, no commercial uses,) may require amendment of the TOLNP and CDZ.

10.5 Site Preparation

A significant amount of building deconstruction is required to prepare the property for new development. Building deconstruction may occur on a phased basis versus completion at one time. A building restoration and deconstruction strategy (phased or not phased) will be prepared as a component of the master plan and address permitting, safety, and security issues associated with site preparation.

Should site deconstruction be phased, disclosure will be provided to new home, commercial, or institutional building owners specifying:

- a market driven (housing unit sales thresholds) schedule of planned building and infrastructure deconstruction,
- market criteria required to trigger adaptive reuse construction of existing infrastructure instead of planned deconstruction.



11.0

Technical Reports

The development applicant has undertaken numerous environmental and archaeological technical studies as part of the planning process. These studies are provided in a separate document attached to the Neighbourhood Plan submission and include:

- Archaeology Overview Assessment – Madrone Environmental Services Ltd.
- Archaeological Impact Assessment – Madrone Environmental Services Ltd.
- Agricultural Land Capability Assessment – Madrone Environmental Services Ltd.
- Conceptual Water Strategy – ND Lea and Associates
- Traffic Impact Assessment – ND Lea and Associates
- Fisheries Assessment – Madrone Environmental Services Ltd.
- Riparian Area Assessment – Aspen Park Consulting
- Species at Risk Assessment – Madrone Environmental Services Ltd.
- Preliminary Site Investigation Stage 1 – SLR Consulting Ltd.
- Preliminary Site Investigation Stage 2 – SLR Consulting Ltd.
- Detailed Site Investigation – SLR Consulting Ltd.
- Results of Shallow Aquifer Testing, Baseline Monitoring and Groundwater Exploration Recommendations – BC Groundwater Consulting



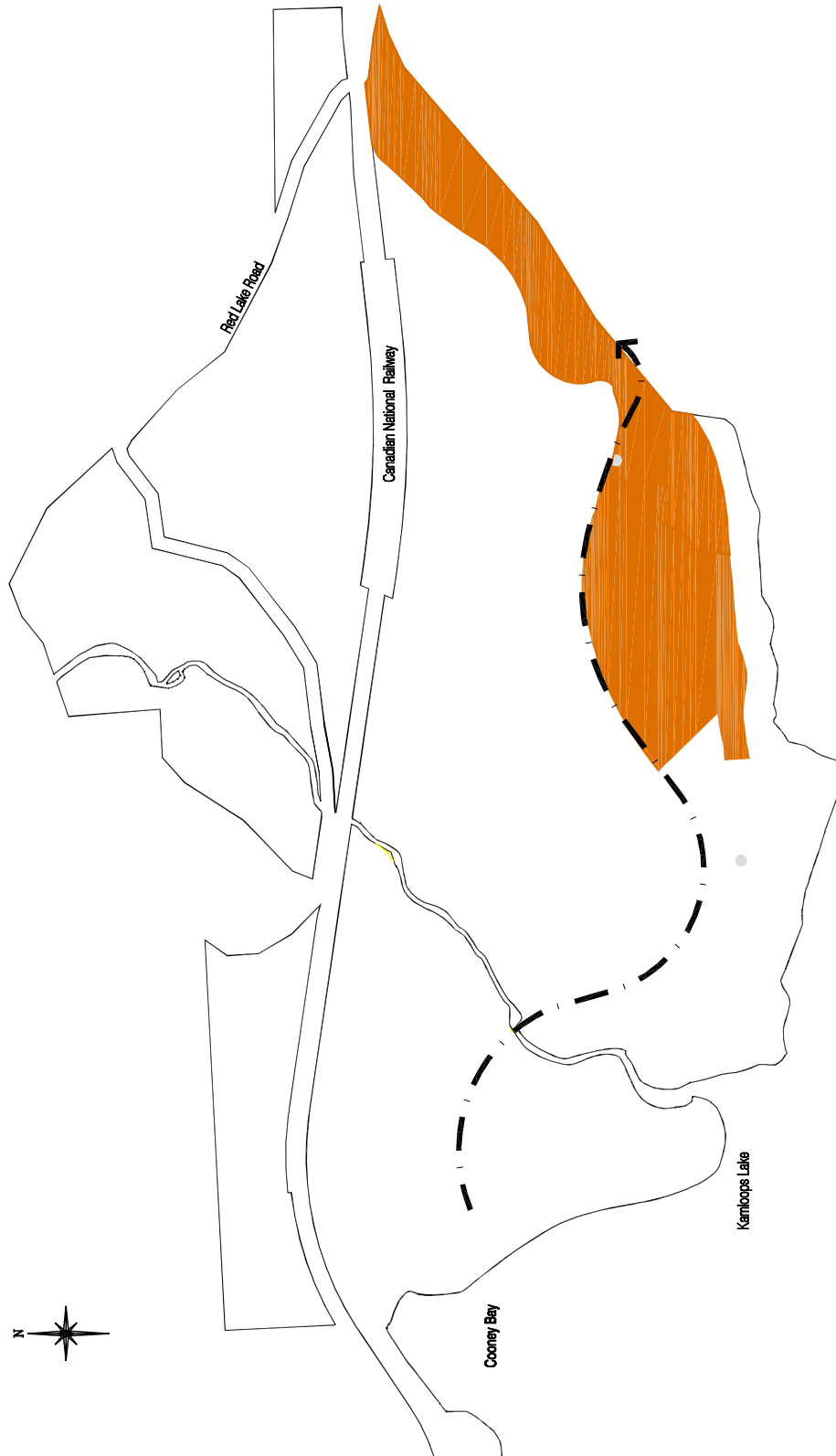


Schedules



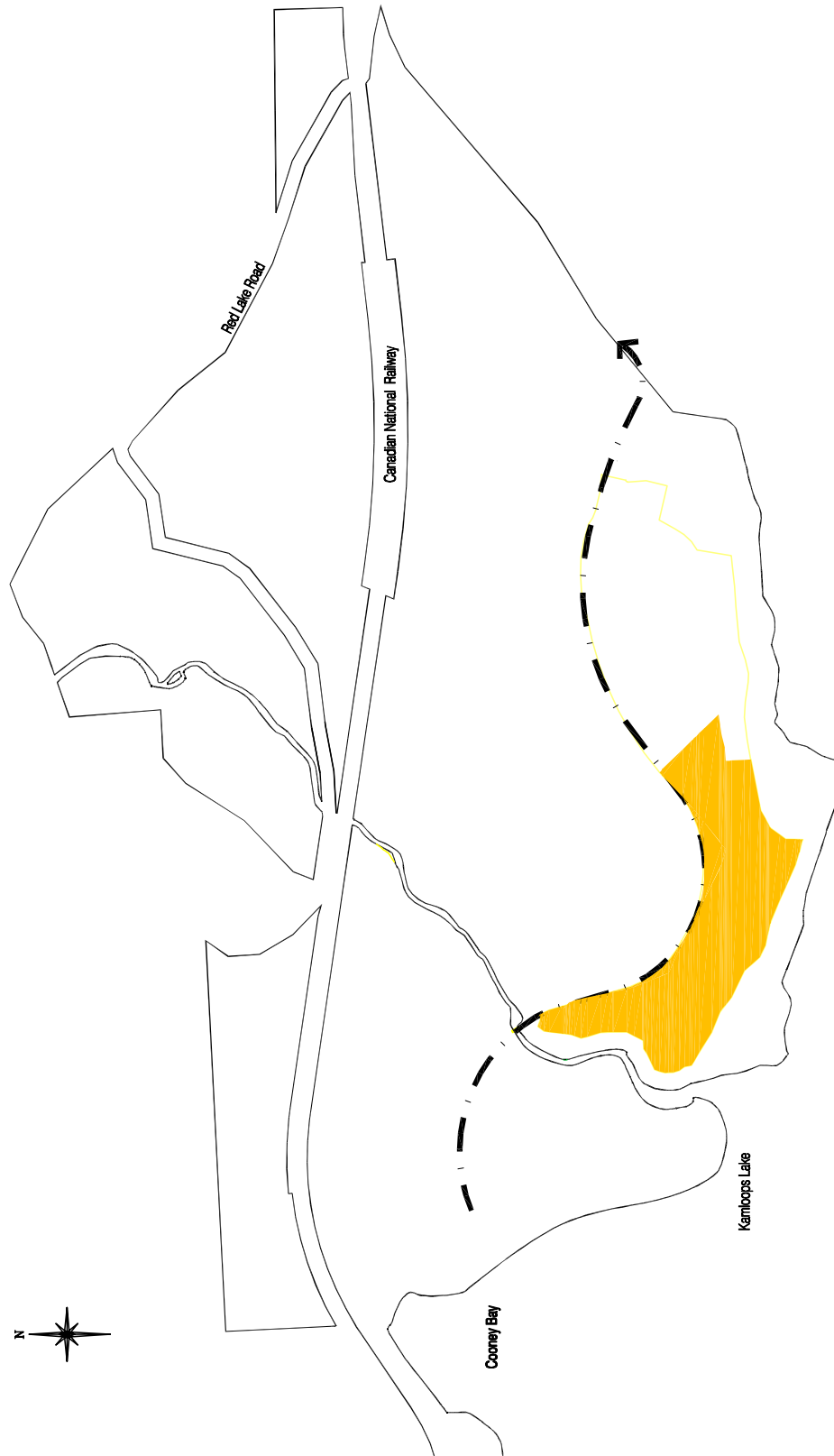
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Schedule 1A

Subzone A - East Village



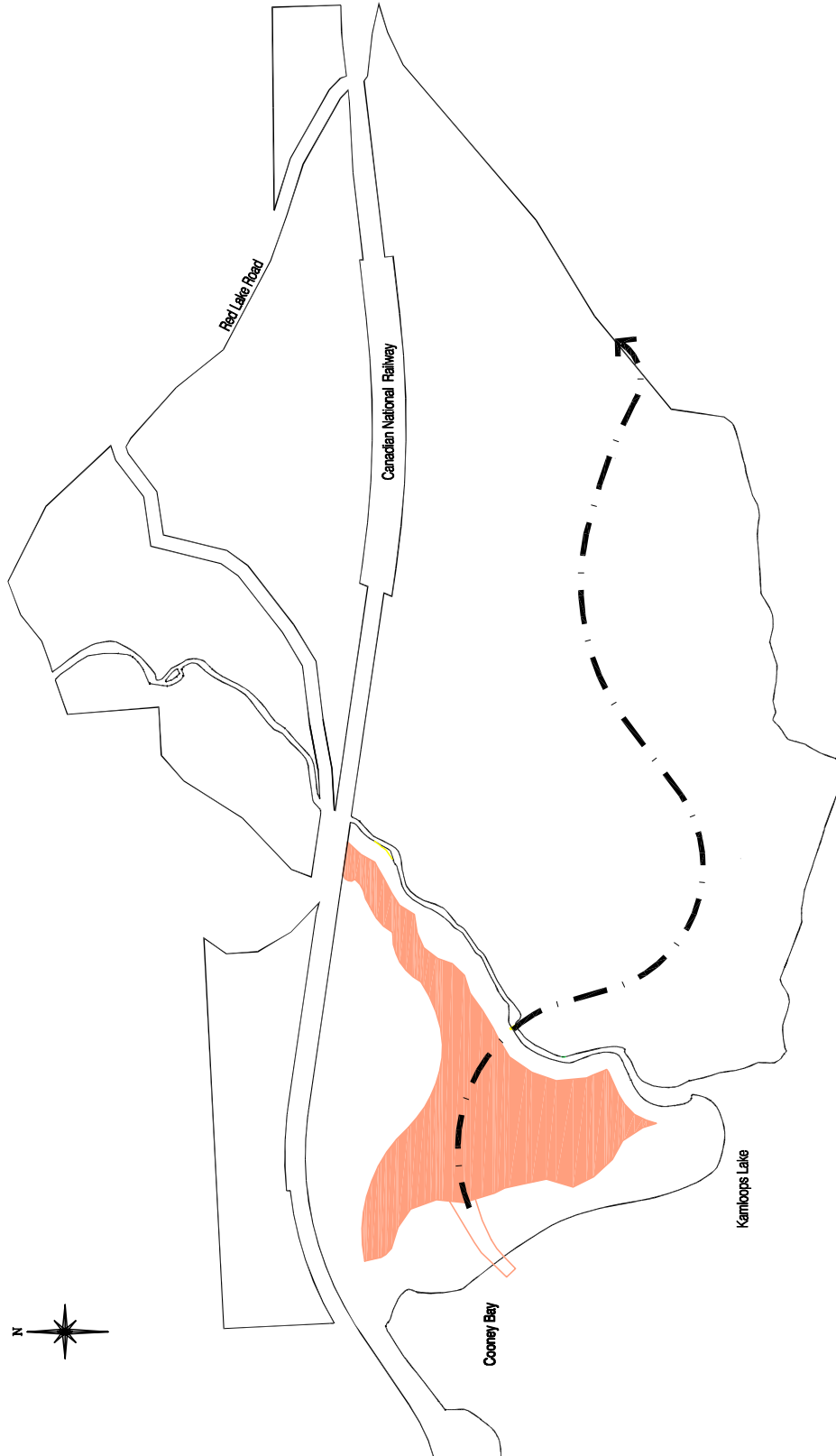
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Schedule 1B

Subzone B - Mid Village



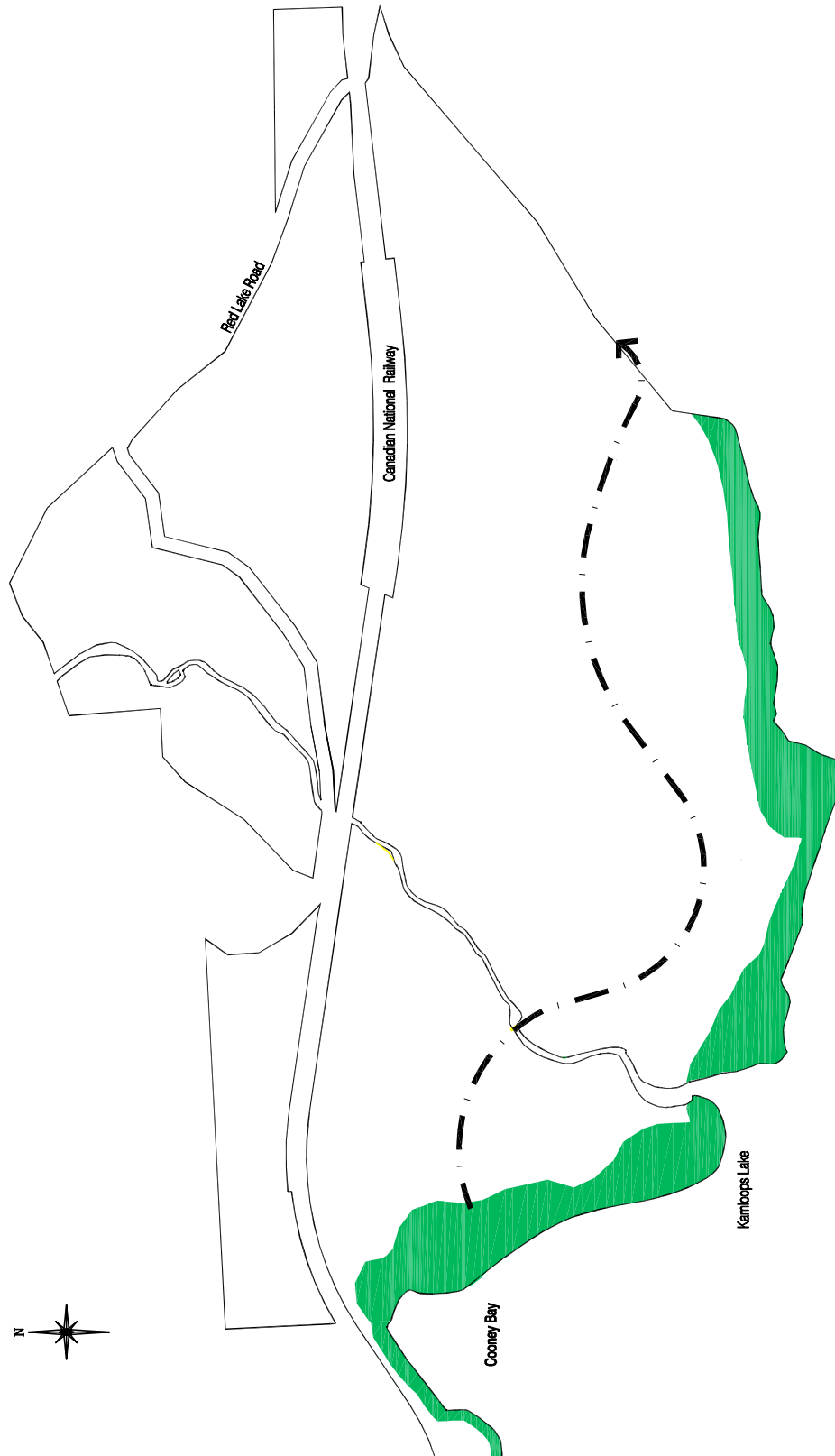
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Schedule 1C

Subzone C - West Village



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Schedule 1D

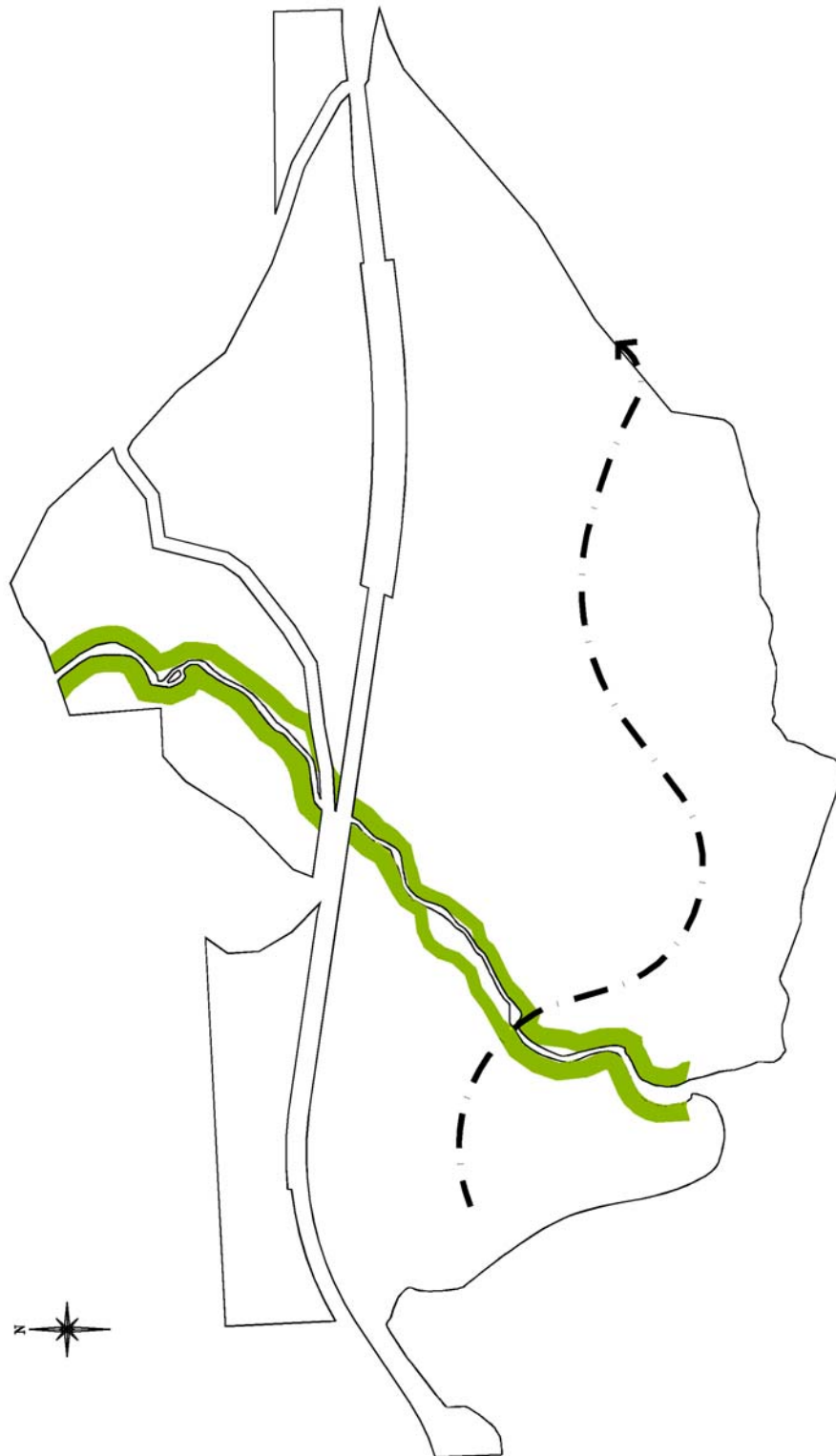
Subzone D - Lake Riparian



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Schedule 1E

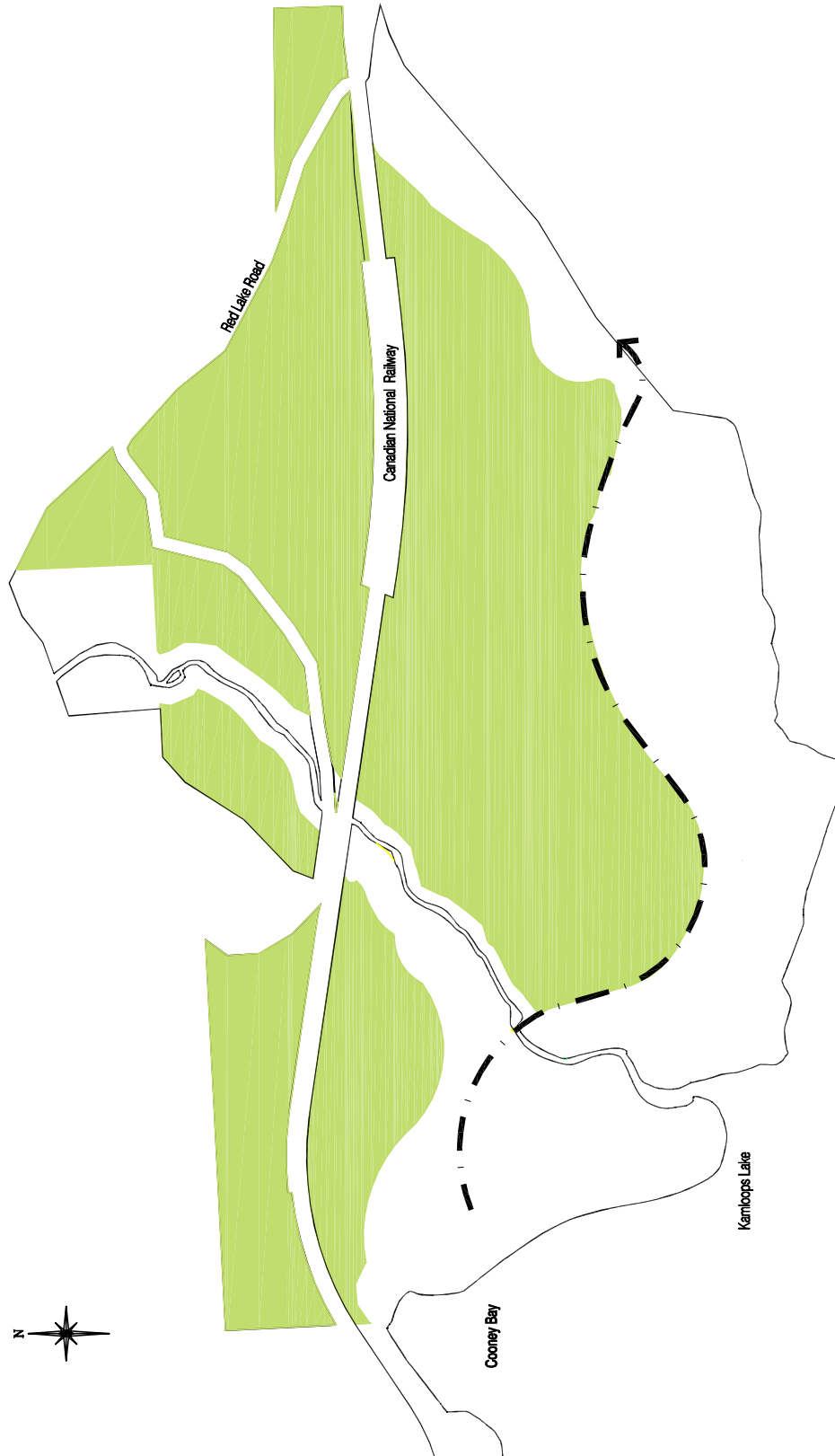
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Subzone E - River Riparian



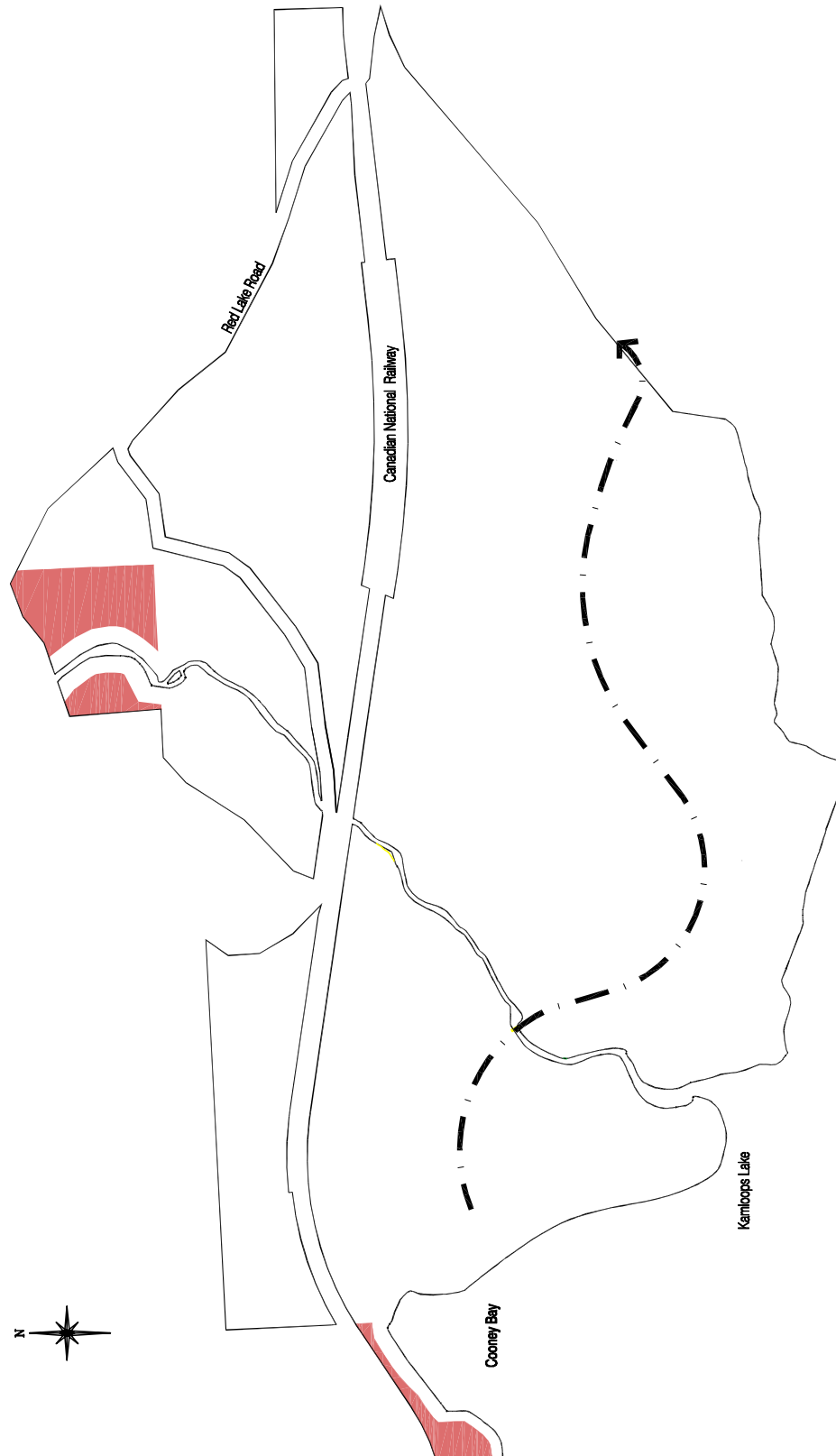
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Schedule 1F

Subzone F - Working Farm



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Schedule 1G

Subzone G Development Reserve/Residual



Schedule 2**Historical buildings selected for adaptive reuse**

Building Name	Action to date	Intended Use
Dairy Barn	Building envelope restored	Farm Market
Heavy Horse Barn	Building envelope restored	Farm Market
Calf Barn	Building envelope restored	Farm Market
Maternity Barn	Building envelope restored	Farm Market
Silo	Building envelope restored	Farm Market
Bull Pen	Building envelope restored	Farm Market
Equipment Shed	Building envelope restored	Farm Market
Blacksmith Shop	Building envelope restored	Farm Market
Mechanic's Shop	Building envelope restored	Farm Market
Grain Shed	Building envelope restored	Farm Market
Superintendent's Shed	Building envelope restored	Farm Market
Fire Chief's Cottage	Building envelope restored	Staff Housing
Electrician's Cottage	Building envelope restored	Staff Housing
Farm Cottage	Building envelope restored	Staff Housing

Buildings¹ that will be considered for adaptive reuse

Building Name
Sage
Cafeteria
Firehall
Laundry
Main
Abattoir
Doctor's House
Former Staff Housing

Historic landmarks to be restored in situ and/or reconstructed in a new location

Landmark Name
Main Gates ²
Sunken Gardens ³
Farm Vegetable Cellars

¹ Adaptive reuse potential (cost/benefit analysis) will be determined solely by TOL and identified in the Master Development Plan

² Physical location of the Main Gates will be identified in the Master Development Plan

³ Physical location of the Sunken Gardens will be identified in the Master Development Plan