

LAKESTONE

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# Lakestone Phased Development Agreement (PDA)



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# Presentation Outline

1

Lakestone development so far

2

Lakestone Masterplan 2012 VS Lakestone PDA

- No change in entitlements
- Increased clarity and specificity

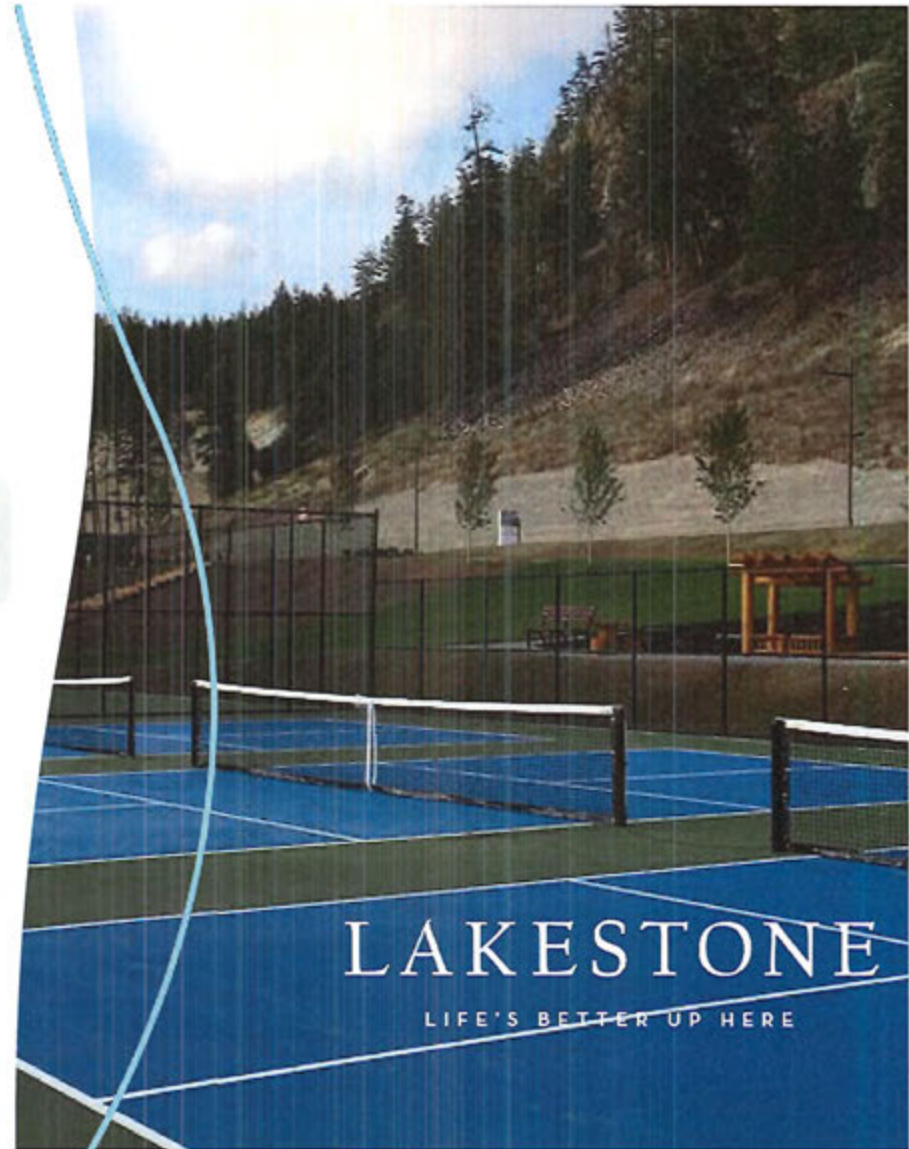
3

Key aspects of the Lakestone PDA

- Approval process
- Term
- Safety
- Access
- Walls
- Specific design standards
- Environment / parks
- Approval process

4

Next Steps



# Lakestone Phase 1 – 2 (Waterside)



# Lakestone Phase 3 - Benchlands



# Lakestone Phase 4 (Highlands North)



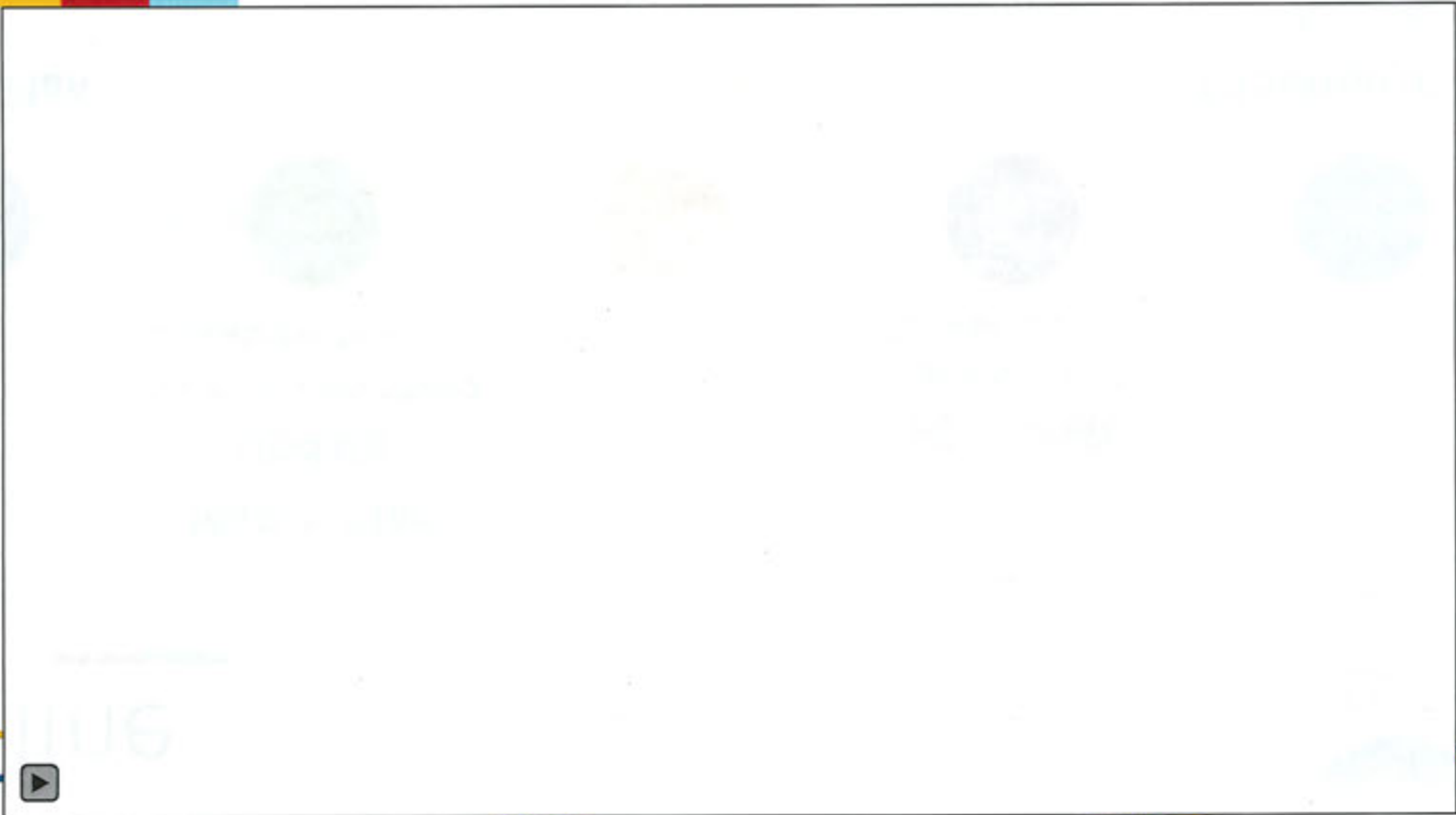
# Lakestone Summit Phase



- Under construction since August 2024
- Emergency Access Road 100% complete
- 2-million-litre reservoir 75% complete
- Earthworks 80% complete
- Site servicing 10% complete
- Wildfire mitigation commencing December 2025
- Trail and Summit Park construction spring 2026
- Expected completion fall 2026

1

# Lakestone Summit and Emergency Access



# Timeline



## Master Plan Update

The process was initiated to update the Master Plan.

2012

## Master Plan

The Lakewood Master Plan was updated and adopted

2018

2024

## Phased Development Agreement

District Staff and Macdonald Lakeshore Properties LP started work on replacing the master plan with a Phased Development Agreement

## 80% Draft

Presentation of the 80% PDA Draft to Council

Nov  
2025

Early  
2026

## Adoption of the Phased Development Agreement

# Planning – Zoning changes



Removal of industrial portion  
&  
Addition of Chase road parcel

Addition of home based  
businesses use

All other zoning  
and  
entitlements  
stay the same,  
and are frozen  
for the duration  
of the PDA.

Current  
development  
approval  
process will  
continue to be  
used

# Purpose of The PDA



## 1. Issues with the 2012 Master Plan:

1. The 2012 Master Plan was a guiding document that was vague in certain important aspects.
2. Concerns were raised that the term was not recognized in the Local Government Act.
3. It was last updated in 2012 and was in need of updating to capture 13 years of changes.

2012

The need for Lakestone specific design standards was implicit

How and when the spine road and temporary access would be built not specified.

Park contributions are often general and aspirational.

2026

Lakestone specific design standards are now explicit, providing clarity and certainty

Temporary road and complete road connections are tied to specific phases.

Park contributions are detailed and explicit.

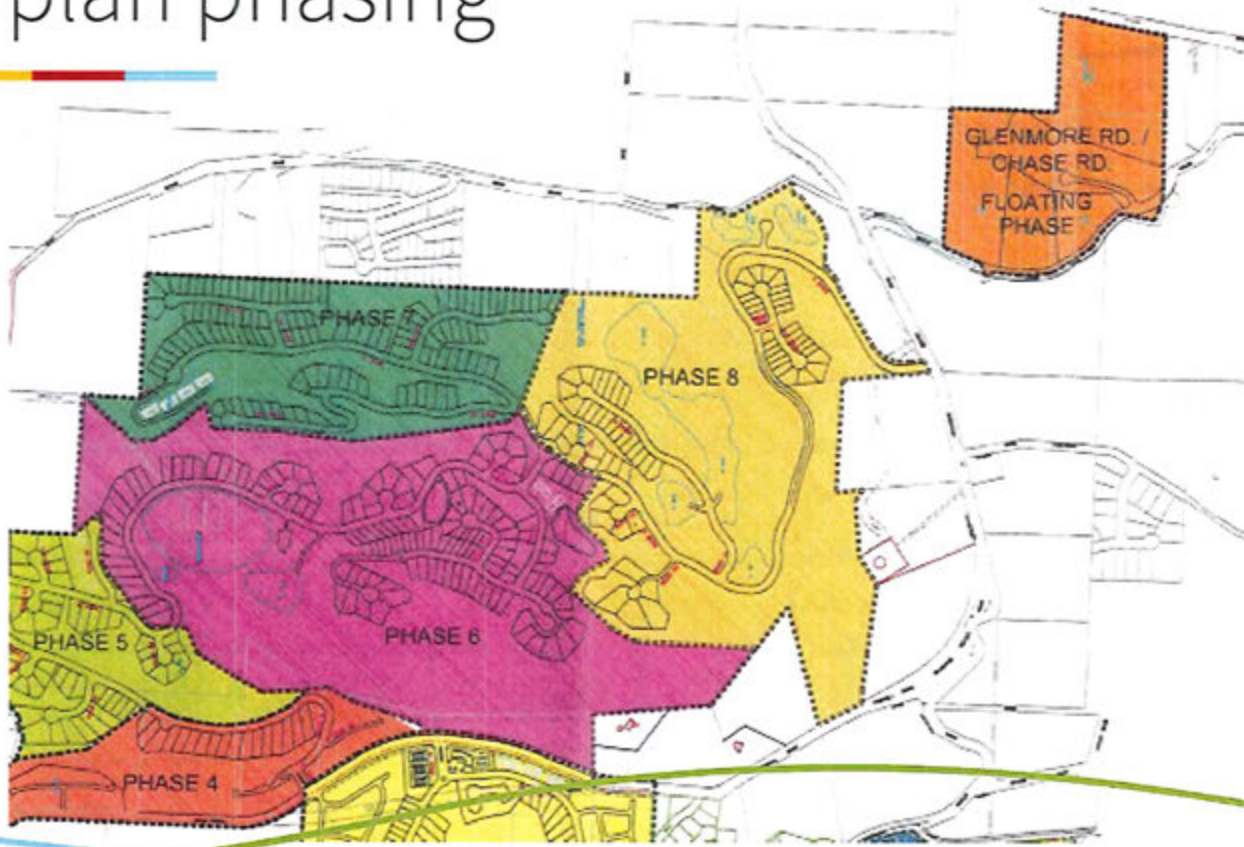
# Masterplan vs PDA



Item	2012	2026
Total density of existing Lakestone parcels	1365 housing units	1365 housing units
Land added into PDA	0	<u>15</u>
Total units in PDA		1380
Length of trails	24 km	29 km (13.5km remaining)
Industrial land	Attached to Glenmore residential phase	Removed from PDA
Total park dedication	51% of total area	51% of total area
Improved parks	Three	Four
Variances	Implicit	Explicit and specifically detailed
Home-based business (in zoning)	Not allowed	Allowed
Offsites and spine road connection	Listed but timing not prescribed	Obligations detailed and tied to specific phases

General Note: All studies (water, transport, etc) have been updated

# Masterplan phasing



# PDA phasing

02.01.01 - PHASING PLAN



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CHASE ROAD

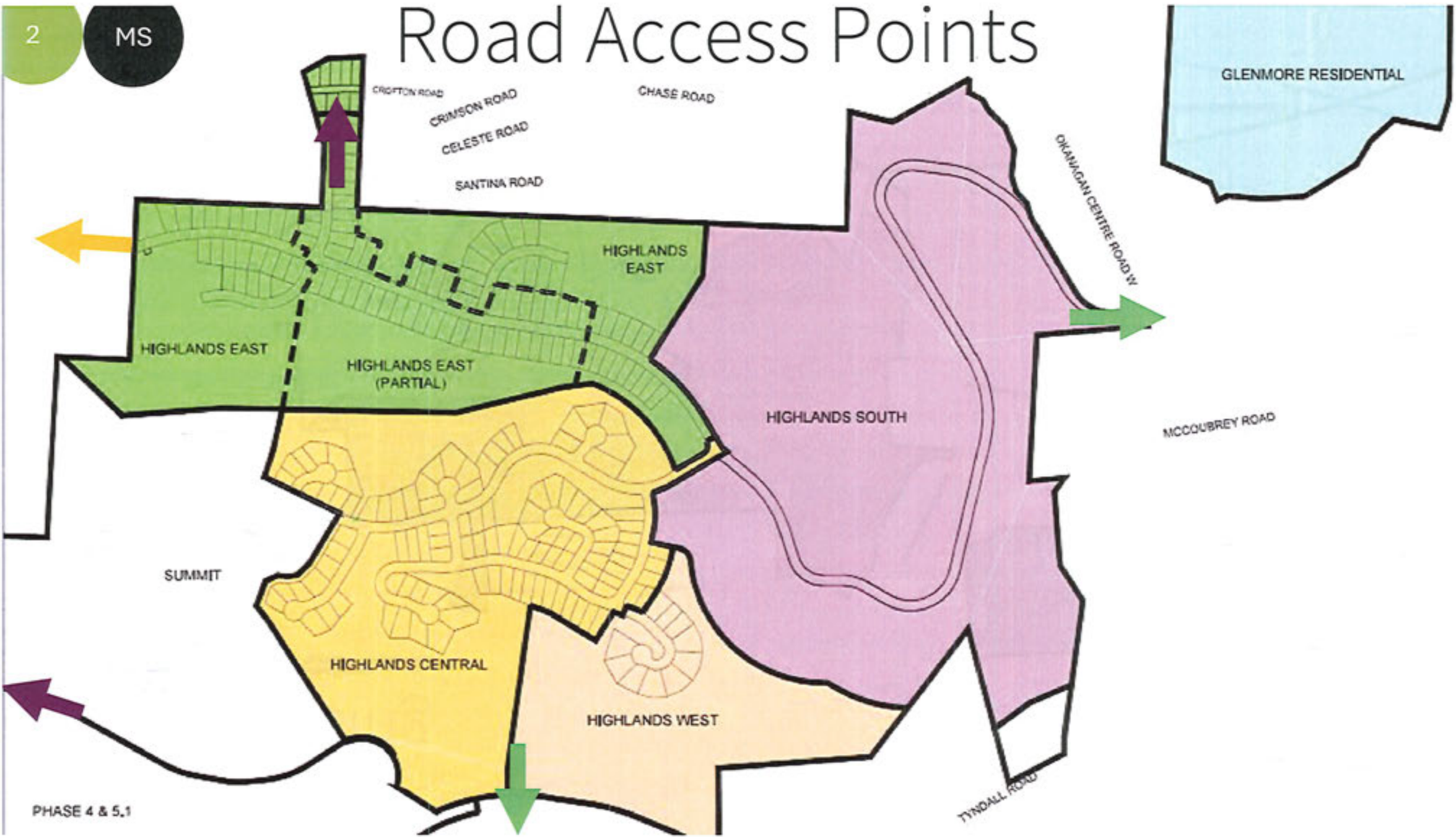


PHASE 4 & 5.1

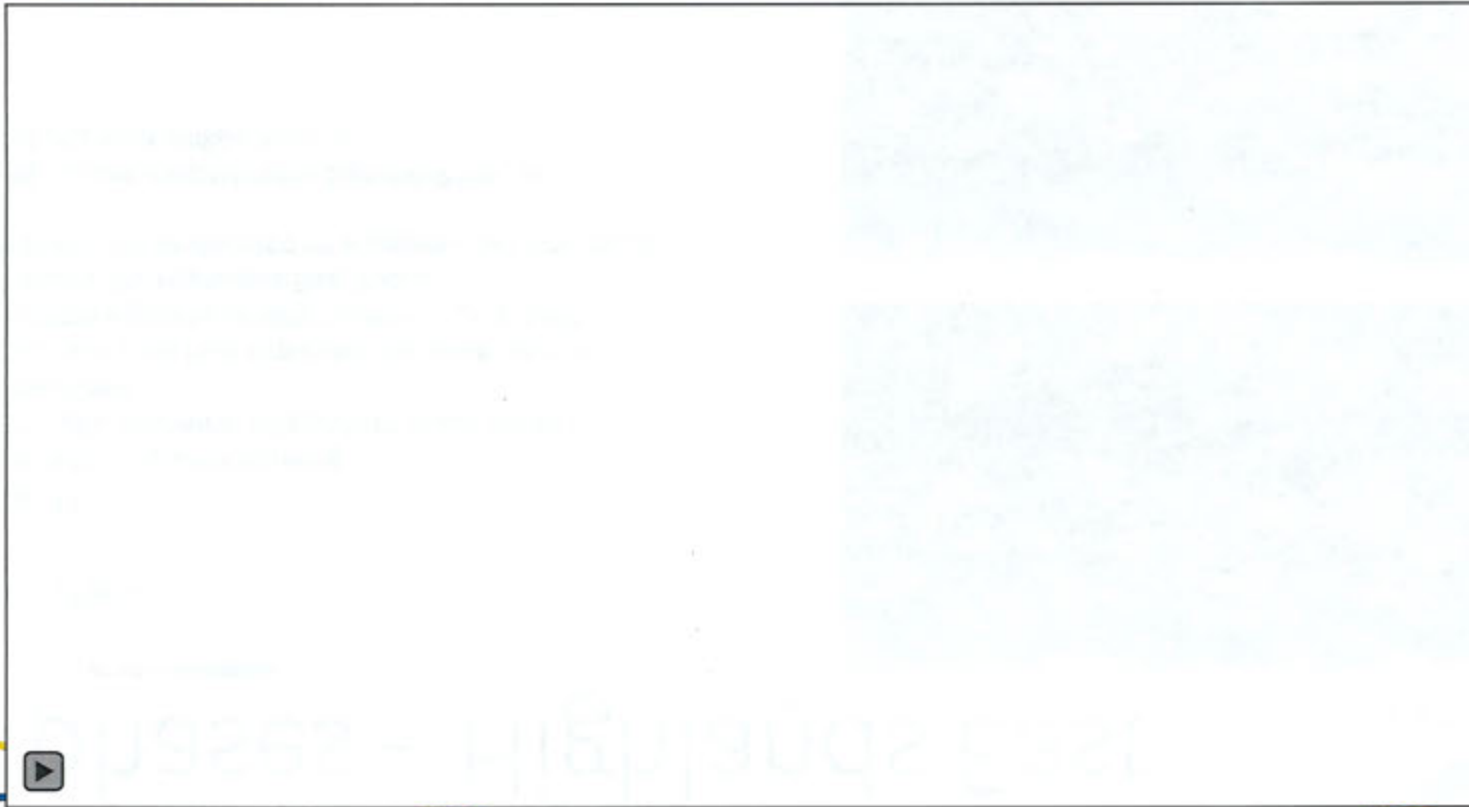
NOTE:  
CONCEPTUAL LOT LAYOUT, SUBJECT  
TO COUNCIL AND DIVISION APPROVAL

NOT FOR CONSTRUCTION

# Road Access Points



# PDA phasing



# PDA phases – Highlands East



## Highlands East (Partial)

### Design Highlights:

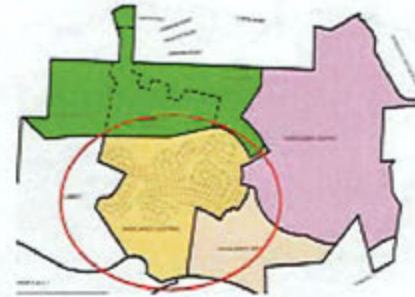
- Lower priced lots for mid-level housing
- In response to traffic concerns, this portion of the phase is limited to 50 dwellings.
- At time of subdivision, the PDA stipulates the Developer will install and maintain a gate to control access to Lakestone residents accessing the Highlands East Phase.
- Construction traffic will be diverted on a private road directly to Chase Road.
- The Emergency access road from the Summit Phase to Highlands East will have locked bollards.



# PDA phases – Highlands Central



- Single family homes
- Accessed by Beacon Hill Drive
- Egress by Beacon Hill Drive or temporary emergency access road to Chase Road
- Community and wetland parks and trails



# PDA phases – Highlands West

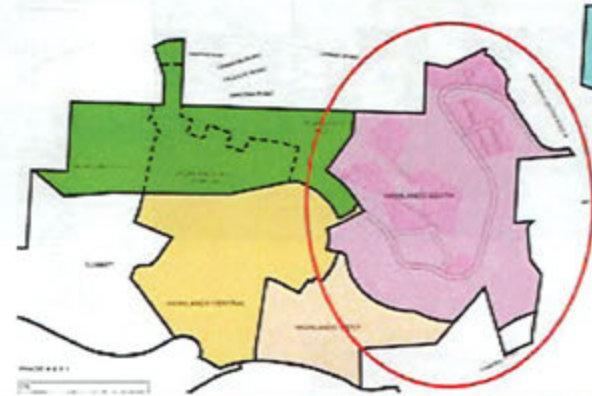
- Smallest phase (removed from Highlands Central to meet density requirements for Cul De Sac length)
- Can only be completed following the Spine Road to Okanagan Centre Road West



# PDA phases – Highlands South



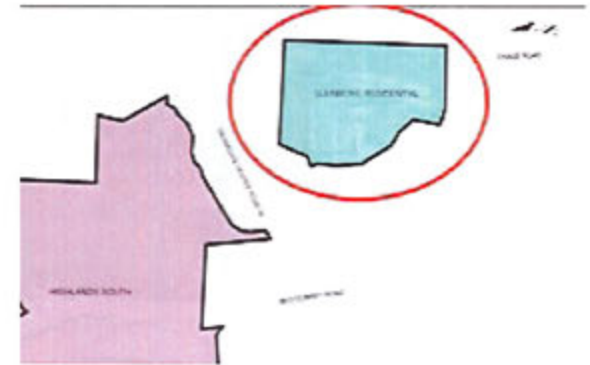
- Accessed by new Spine Road from Okanagan Centre Road West.
- Multiple nodes of multifamily homesites.
- Each site or node will require a Development Permit.
- Intended home style is townhome and low rise residential



# PDA phases – Glenmore Residential

## Glenmore Residential

- Intended for entry-level single-family homes, townhomes and duplex housing types
- Development Permits are required for all multi-family developments or buildings
- Proximity to the future Lake Country Business Park
- Upgrades to existing and new connection Chase Road



# Term



## Provision in the Act

**517** (1) Subject to subsection (2), the maximum term for a phased development agreement is 10 years.

(2) With the approval of the inspector, a local government may enter into a phased development agreement for a term not exceeding 20 years.

Development of Waterside began in 2012. After Summit is completed in 2026, 514 homes and lots will have been completed (over 14 years).

There are 878 homes remaining at Lakestone. There is essentially no chance that the full vision can be completed without a 20 year time horizon.

Having the 20 years gives the project the reasonable chance of completing during the term of the agreement

# Safety- Fire

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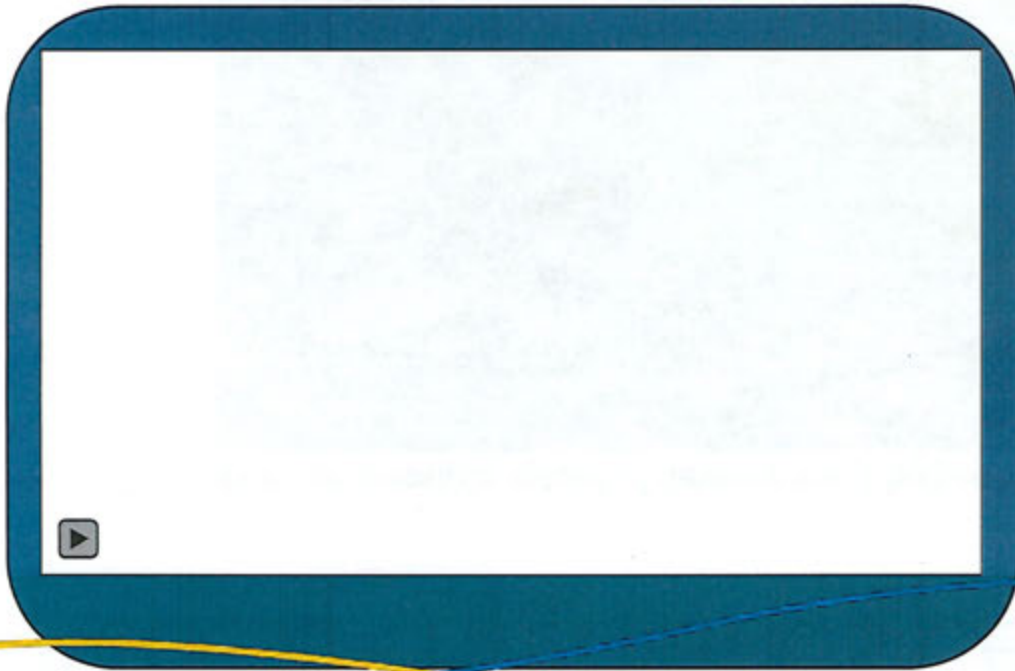


1. The area was extensively burned in 2023.
2. Wildfire mitigation works will be completed prior to subdivision.
3. Fire Smart principles have been integrated into the Lakestone Design Guidelines.
4. Trail network provides firefighting access
5. Emergency egress has been carefully considered.
6. The new reservoir, staging areas and hydrants throughout Lakestone will add fire fighting capacity.
7. The wildfire in 2023 is evidence of successful wildfire management and Lakestone serves as a model for other developments.
8. Maximum distance to the fire hall is less than the 8km threshold for Canadian fire underwriters survey

# Access – Highlands East partial



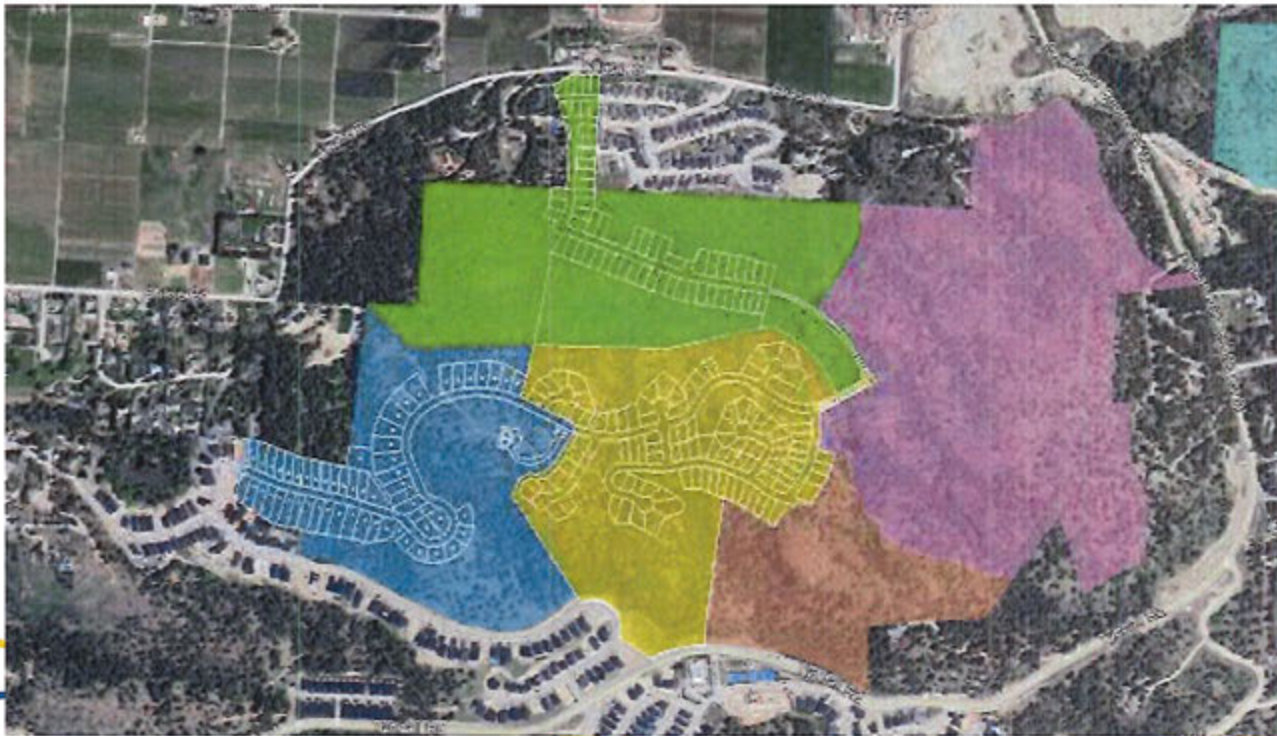
Highlands East (Partial) Residential and Fire Access



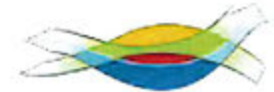
# Access– Highlands Central



- The maximum possible extent of development before the southern access is built is shown here



# Access– Highlands Central



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## Maximum cul-de-sac in interim conditions

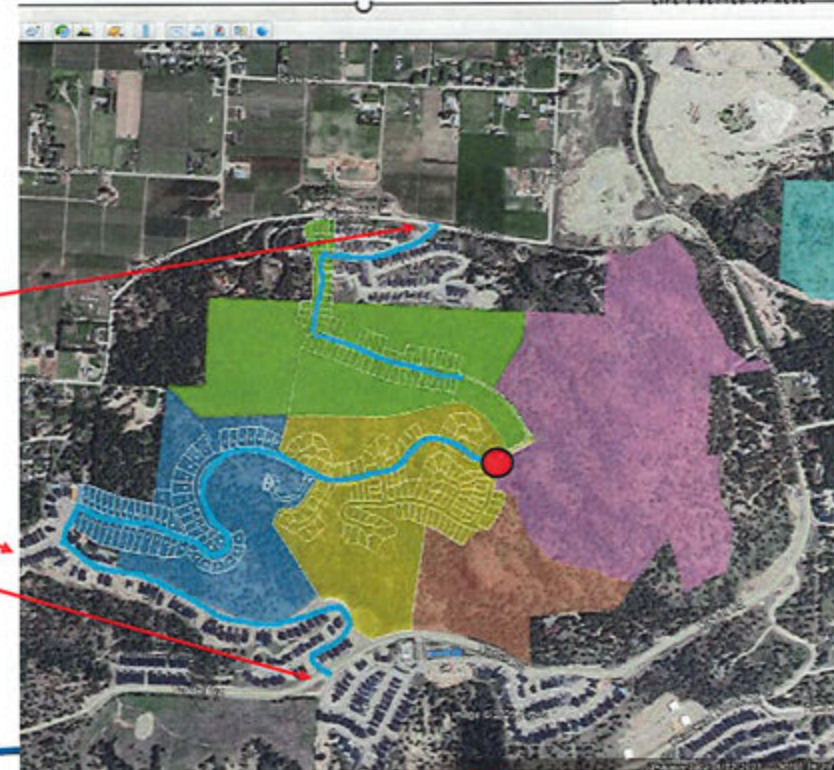
Red dot = Farthest distance to major public road network

Emergency egress to Chase road = 1.3 km

Emergency egress to Camp road\* = 2.3km

Distance to Tyndall road = 2.7km

*Maximum of 300 homes using road*



# Access– Highlands Central



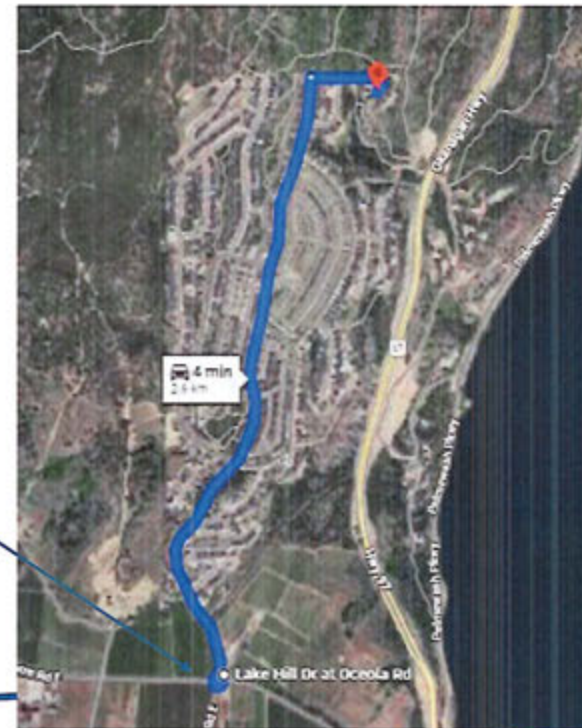
## Point of reference / comparison

2.6km from Oceola

No emergency egress at the end

Partial emergency egress to highway

~1,200 homes at the Lakes

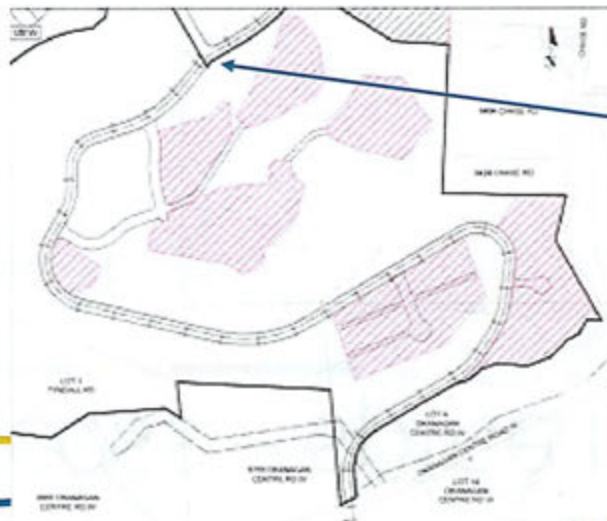


# Access – spine road southern access



## Spine Road

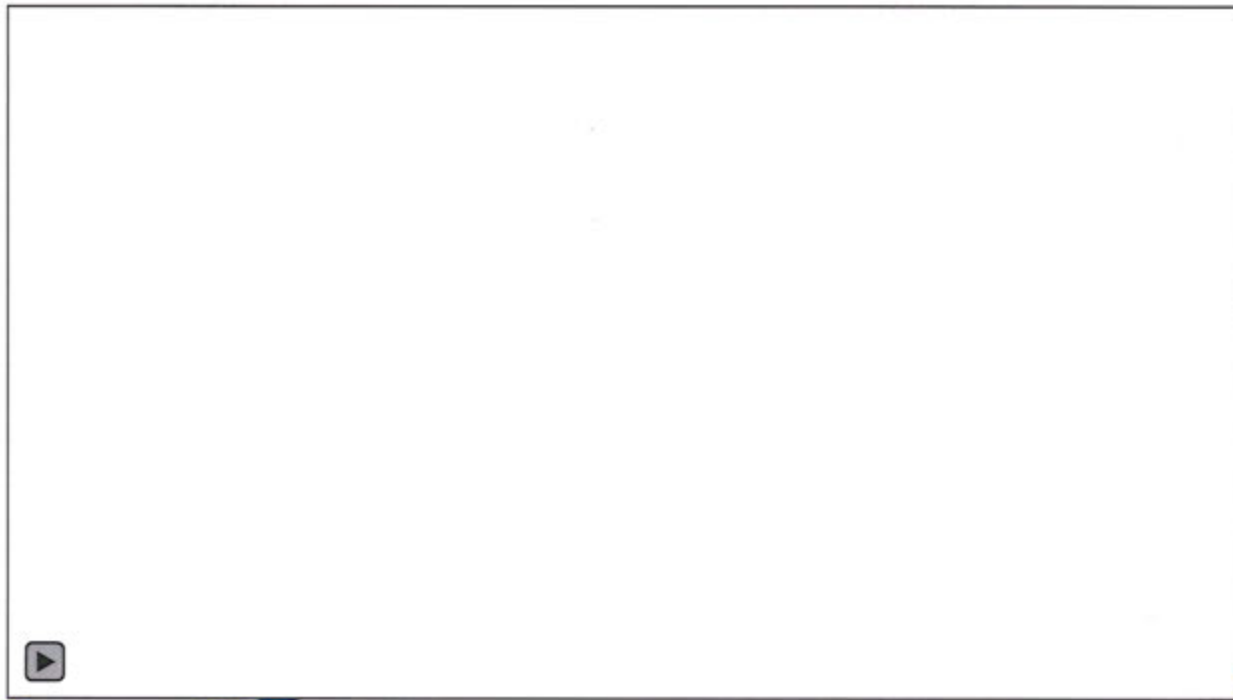
- The Spine Road is the southern connection road from the “T” intersection at the end of Beacon Hill Drive and Okanagan Centre Road West.
- The Spine Road must be completed prior to Highlands West, Highlands South and the balance of Highlands East
- The Spine Road will be part of the Highlands South Phase
- The Spine Road includes a number of Lakestone Specific Design Guidelines



# Access – spine road southern access



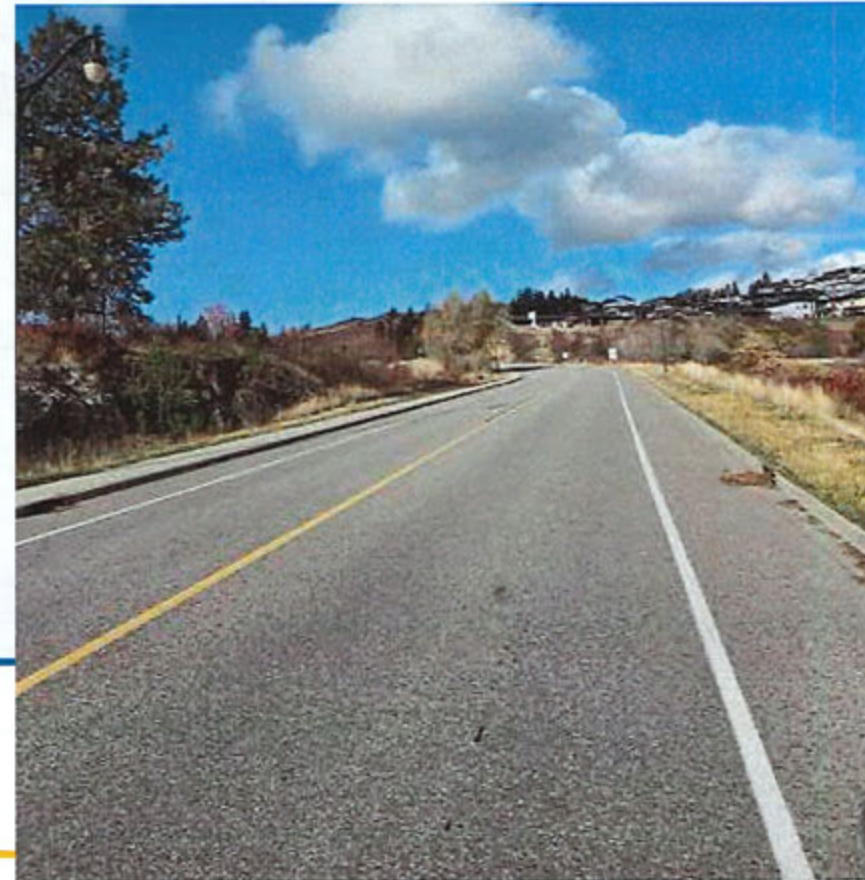
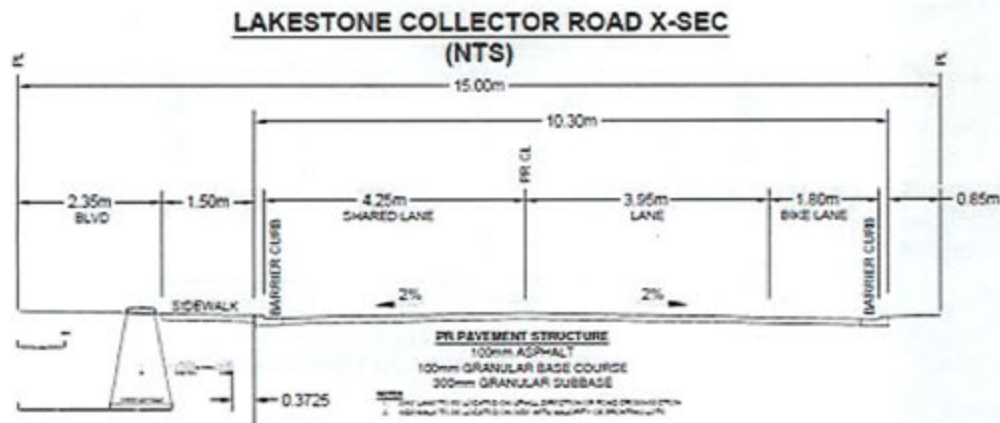
Spine Road



# Lakestone design standards – road x-section



Lakestone Collector Road x-sec example (Lake Hill Drive)



# Lakestone design standards – road x-section

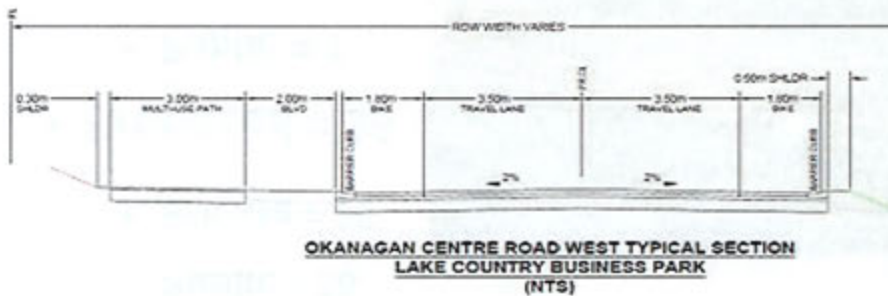


## Lakestone Local Road x-sec example (Koyama Rd)



# Lakestone design standards – road x-section

## Okanagan Centre Rd West Typ Section Example (Tyndall North of Beacon Hill)



# Retaining Walls



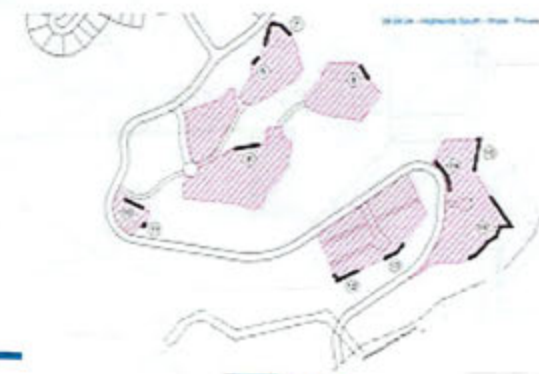
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  - Public = 16
  - Private = 26
- Proposed = 36
  - Public = 7
  - Private = 29



# Retaining walls

## Retaining Walls

- Due to the extreme terrain and elevation changes, a number of private and public retaining walls will need to be constructed.
- The specific Design Guidelines would allow public Developer constructed walls to reach 15 meters in height while most would be less than 10.3 meters in height.
- To reduce workload on staff, private walls could be up to 3 meters without a DVP. A building permit would still be required.



# Environmental and Parks



## Environmental and Parks

- Detailed in schedules 4 and 9
- Each phase requires environmental monitoring
- Environmental impact assessments and mitigation plans are part of each plan of subdivision outlining specific requirements.
- An additional community park has been added
- ESA areas are delineated, and remediation is executed, if required, to the terms of the phase specific report.
- Due to extreme tree loss during the 2023 fire and pine beetles, extensive fire mitigation, tree removal and tree replacement will continue.
- 51% of the overall development site is dedicated for open space, parks and trails.



# Environmental and Parks

## Parks

- Trail development will continue as it has, with more trails added with each subdivision
- Pocket parks will be developed along the trail network
- Additional larger more programmed parks will be built in Highlands Central and Highlands east
- The Highlands east park will be an enlarging and improvement of Santina park



# Planning – Housing at Lakestone

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Lakestone is currently part of the projected housing to be delivered in Lake Country

Moving over the hill, there will be a mix of multi family and lower priced homes

New clarity gives the development the best chance of progressing swiftly

# Lakestone PDA



## Next Steps:

1. Incorporate Council feedback with feedback from Developer and Districts legal teams.
2. Staff and Developer to complete a 90% draft
3. Developer led Open House / Community Input
4. Staff – Developer to complete a 100% final version
5. Council Adoptions:
  1. 1<sup>st</sup> and 2<sup>nd</sup> reading
  2. Public hearing
  3. 3<sup>rd</sup> reading and adoption



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Questions?



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Lakestone  
Phased Development  
Agreement (PDA)  
2<sup>nd</sup> Committee of the Whole



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# Presentation Outline

1

Overview of entire document

2

Follow ups on council feedback

1. Retaining walls
2. Street Trees
3. Which elements are locked in (Term)
4. Environmental

3

Questions

4

Next Steps



# PDA phasing



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CHASE ROAD

02.01.01 - PHASING PLAN

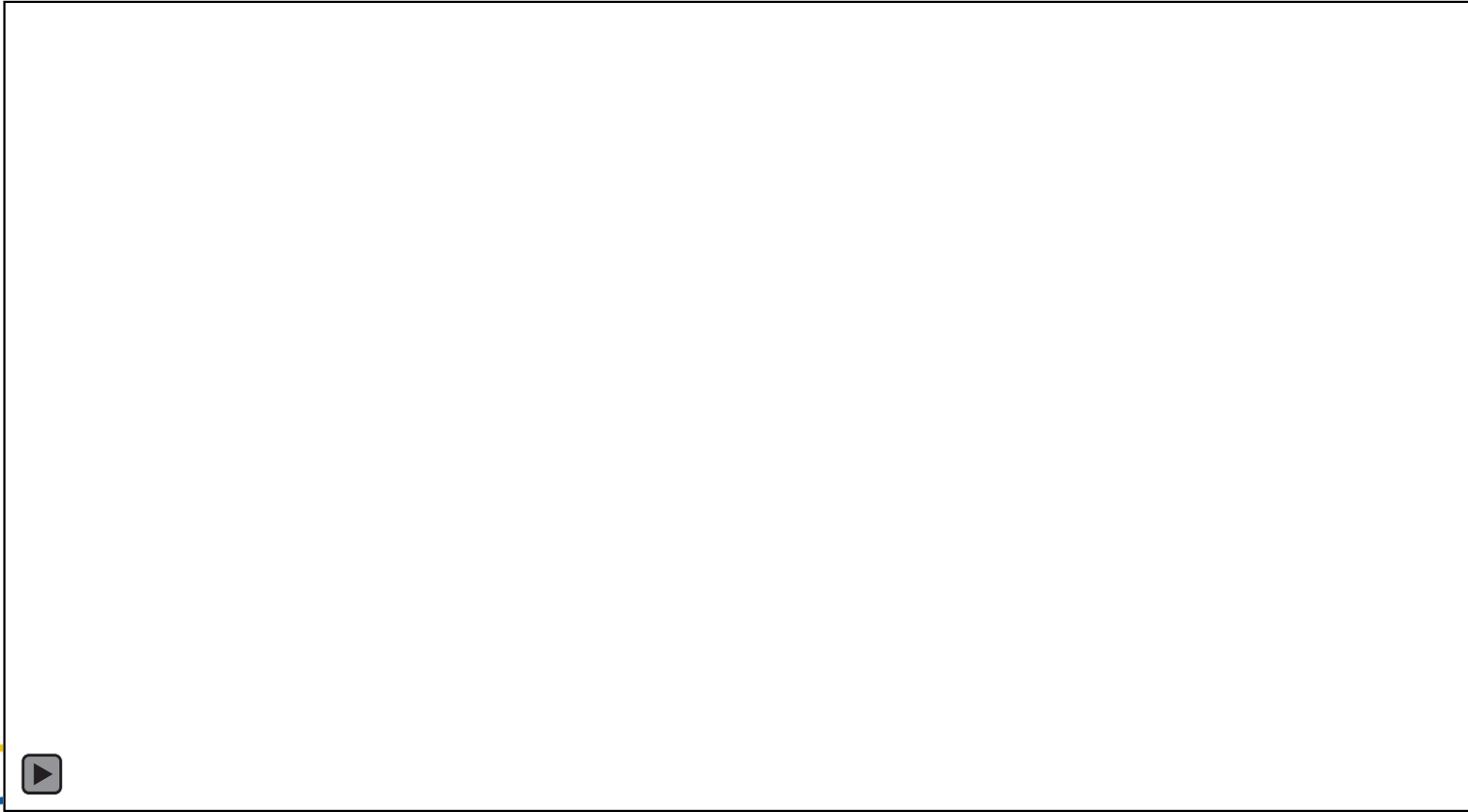


NOTE:  
CONCEPTUAL LOT LAYOUT, SUBJECT  
TO FINAL SUBDIVISION APPROVAL

PHASE 4 & 5.1

NOT FOR CONSTRUCTION

# PDA phasing



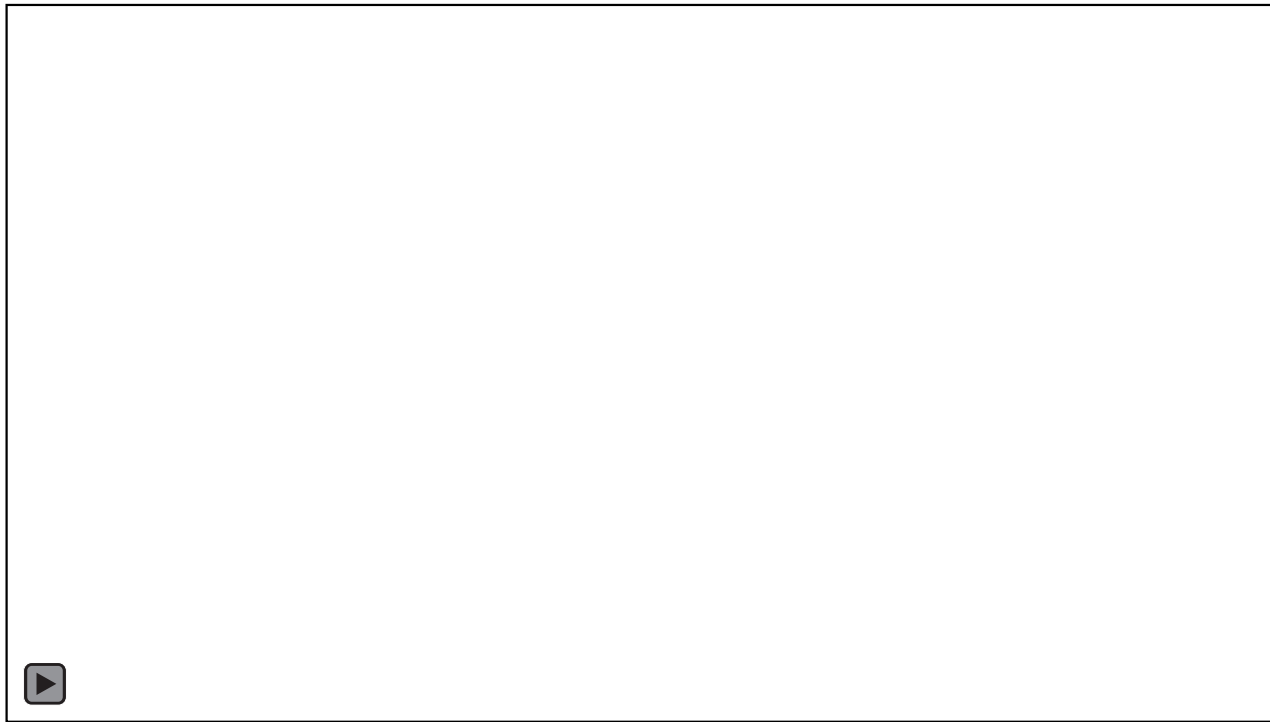
# Lakestone Summit and Emergency Access



# Access – spine road southern access



Spine Road



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# 1. Overview of the document



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# PDA document

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## Primary legal doc

The contract

## Schedules

The real “meat” of the agreement.

## Schedules

- Schedule “1” – How to use this PDA
- Schedule “2” - Phasing Plan
- Schedule “3” - *Zoning Bylaw* Provisions
- Schedule “4” - Environmental Wildfire Geotech and Safety Policy
- Schedule “5” - Interim Access and Egress Conditions
- Schedule “6” - *Servicing Bylaw*
- Schedule “7” - Civil Infrastructure
- Schedule “8” – Lakestone specific Standards
- Schedule “9” - Amenities and Parks
- Schedule “10” - Servicing capacity ownership
- Schedule “11” - 219 Covenant
- Schedule “12” - Phased Development Agreement Bylaw

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# 2.1 - Retaining walls



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# Retaining walls



**Concern:** Why are the wall standards set out for Lakestone not being applied District wide?

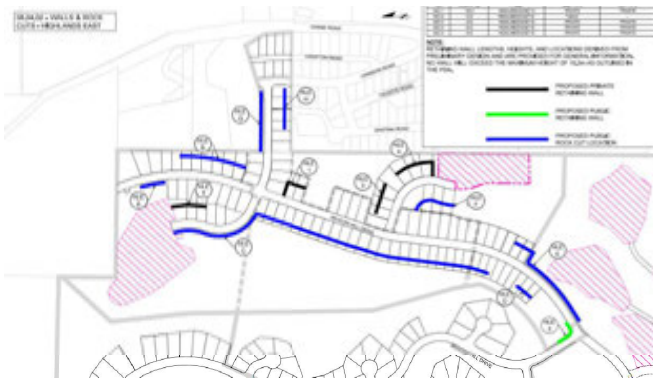
**Response:**

1. The wall sizes are necessary for Lakestone, so should be left in the PDA.
  2. Concurrently, the DLC is doing a review of its retaining wall policy with the aim to make these rules applicable District wide in areas where applicable / appropriate.
- 

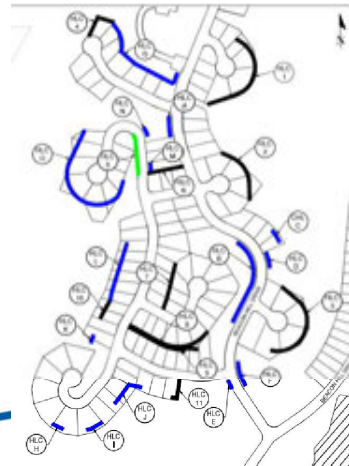
# Retaining walls

## Retaining Walls

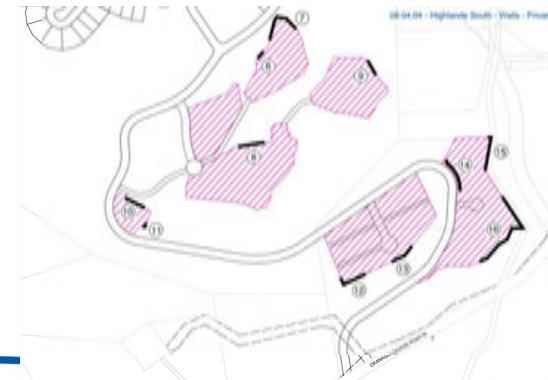
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Highlands East



Highlands Central



Spine Road

# Retaining walls



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## 2.2 - Street Trees



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# Street Trees



**Concern:** Council wanted assurance that street trees would be included wherever possible.

## Response:

### Private trees

<b>Street tree requirements (Schedule H)</b>	The developer will ensure that a minimum of one tree will be planted in one corner of each lot that has a fronting sidewalk, and that it will be in a position that will allow for that tree to provide shade to pedestrians. This will replace the requirement for boulevard street trees.
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### Public trees

#### Landscaping

*Affecting: Schedule H.1.5, H.5.2(b), H.5.2(d), H.5.6 and H.6*

The spine road is expected to be built largely out of rocky terrain where space will be limited for **street trees**, and the rocky ground is not conducive to **trees** surviving.

The Developer will be required to plant **street trees** only in areas where soil conditions are conducive to the survival of **trees** and where there is at least 2.5m of width between retaining walls and the road curb, and at a distance of 5m of utility lines. When planting **trees** is possible pursuant to the above, **street trees** will be planted a minimum of 10 meters and maximum of 15 meters from each other. No automated irrigation lines will be required to be installed.

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## 2.3 - Agreement Term



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# Term



**Council expressed concerns about the 20 year length. The take away from the last session was that the concerns revolved around:**

1. Environmental standards changing for good reasons, but current standards locked in.
2. Safety / climate related standards change over time for good reasons, but current standards locked in.

In response, the notion of the 10 year renegotiation period has been added (Section 2.3.6) where either party will have the opportunity to elect to open the discussion about unfreezing frozen parts of the zoning and SDSS bylaw.



# Term – (Environmental)

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**Concern:** Environmental standards changing for good reasons, but current standards locked in.

**Response:**

1. There are now no references or restrictions that would fetter the application of provincial environmental regulations even as they evolve over time.
2. Environmental section (Schedule 4.2) only prescribes the format of the report.
3. Appendixes (4.01) prescribe the species currently present that must be considered (does not restrict considering others) and lays out the wildlife corridors.

## Term – 2 (Safety / climate)

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**Concern:** Safety / climate standards changing for good reasons, but current standards locked in.

**Response:**

1. Ingress / egress – The road standards we have agreed to are highly unlikely to change in 20 years, and the safety of ingress / egress has been highly analysed.
  2. After 10 years, all of the SDSS bylaw can be unfrozen with specific exceptions:
- 
- Decorative wavy lines in blue and green at the bottom of the slide.

# Term (What doesn't change for 20 years)



## Servicing bylaw standards to remain unchanged

Schedule I -- Design and Construction of the Water System	The reservoir has been built to accommodate the number of homes in Lakestone. All the downstream requirements used to calculate the reservoir are in the referenced schedules and if they changes, the reservoir would become legally deficient.
Schedule K - Design and Construction of the Sanitary Sewer Systems	Sanitary storm lines are going to be built that will flows from subdivisions that will not be built for 10 years. We need confidence that the standards won't change and require ripping up old roads and old pipes.
Schedule M - Design and Construction of the Storm Systems	Same issue as above
Schedule Q	All the pre design layouts are contingent on the criteria of Q. If that changed the site would not be developable.
When things are happening (Mostly schedule 2)	Most of the PDA sets out <u>when</u> major works are done. That costs will occur in a way that lines up not only with when they are functionally needed, but when they are financially doable is critical.

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## 2.4. - Environmental



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# Environmental monitoring / wildlife movement



**Question:** How is environmental monitoring handled and what are the wildlife corridors?

**Response:**

Monitoring	Wildlife corridors
<p><b>Actual example of monitoring at the Summit</b></p> <ul style="list-style-type: none"> <li>- During works adjacent to the extent of the area of disturbance, attendance of the site has been more frequent (when tree clearing, every three days for bird surveys for example)</li> <li>- Site attendance less frequent when we are working more on the sites interior, with inspections every 1-1.5 months (focusing on erosion etc).</li> <li>- Ecoscape provides a report after every inspection that goes to the Developer, engineer and the District</li> </ul> <p><b>No bat boxes BUT for example at the Summit, Ecoscape required, and we have installed:</b></p> <ul style="list-style-type: none"> <li>- Special reptile culverts (for snakes and turtles etc) were installed</li> <li>- Installation of special reptile netting to direct them to culverts and protect them from predators (places to hide)</li> </ul>	<p>Specified in Appendix: 04.01.04 - Wildlife Corridor Plan</p>

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# Questions?



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# Next Steps and Timing



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## Next steps



Staff will make any amendments as directed by Council and will return the revised PDA to the Regular Council Meeting of **February 17, 2026**, for **consideration of first and second readings** of the Lakewood Development Phased Development Agreement.

Following first and second readings, a **Public Hearing** will be required, as well as **approval from the Inspector of Municipalities**, prior to the PDA being brought forward to Council for adoption.



# Term



## Provision in the Act

**517** (1) Subject to subsection (2), the maximum term for a phased development agreement is 10 years.

(2) With the approval of the inspector, a local government may enter into a phased development agreement for a term not exceeding 20 years.

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There are 878 homes remaining at Lakestone. There is essentially no chance that the full vision can be completed without a 20 year time horizon.

Having the 20 years gives the project the reasonable chance of completing during the term of the agreement

# Council Feedback



## 2. Retaining Walls – Schedule 8.4, Appendix 08.04.01 thru 08.04.04

# Retaining Walls



- Existing = 42
  - Public = 16
  - Private = 26
- Proposed = ??
  - Public = 7
  - Private = ??



# Council Feedback



## 3. Street Trees – Schedule 7.1 and Schedule 8.1

# Council Feedback




## 4. Environmental

### a. Wildlife Corridor and Movement Pathways – Appendix 04.01.04

### b. Bat Boxes

- Requirement recommendations started for the Summit Phase (Schedule C of DP2020-028 / DVP2020-019 - November 2020.) and where not a requirement of previous phases.
- Ecoscapes has modified their recommendation of bat boxes based on annual maintenance requirements and effectiveness in this location.
- Ecoscapes will provide specific instruction in the next EM (Environmental Monitoring) report.

c. Environmental Monitoring Reports are completed as required. These reports are provided to the District of Lake Country and provide any site-specific direction and recommendations.



# Summary of Changes

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**Schedule 4.2 – Appendix 04.01.04 – Wildlife Corridor Plan**

**Schedule 4.4 – Geotechnical requirements**

**Schedule 5.1 – Lakestone Emergency Access Road.**

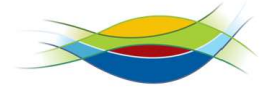
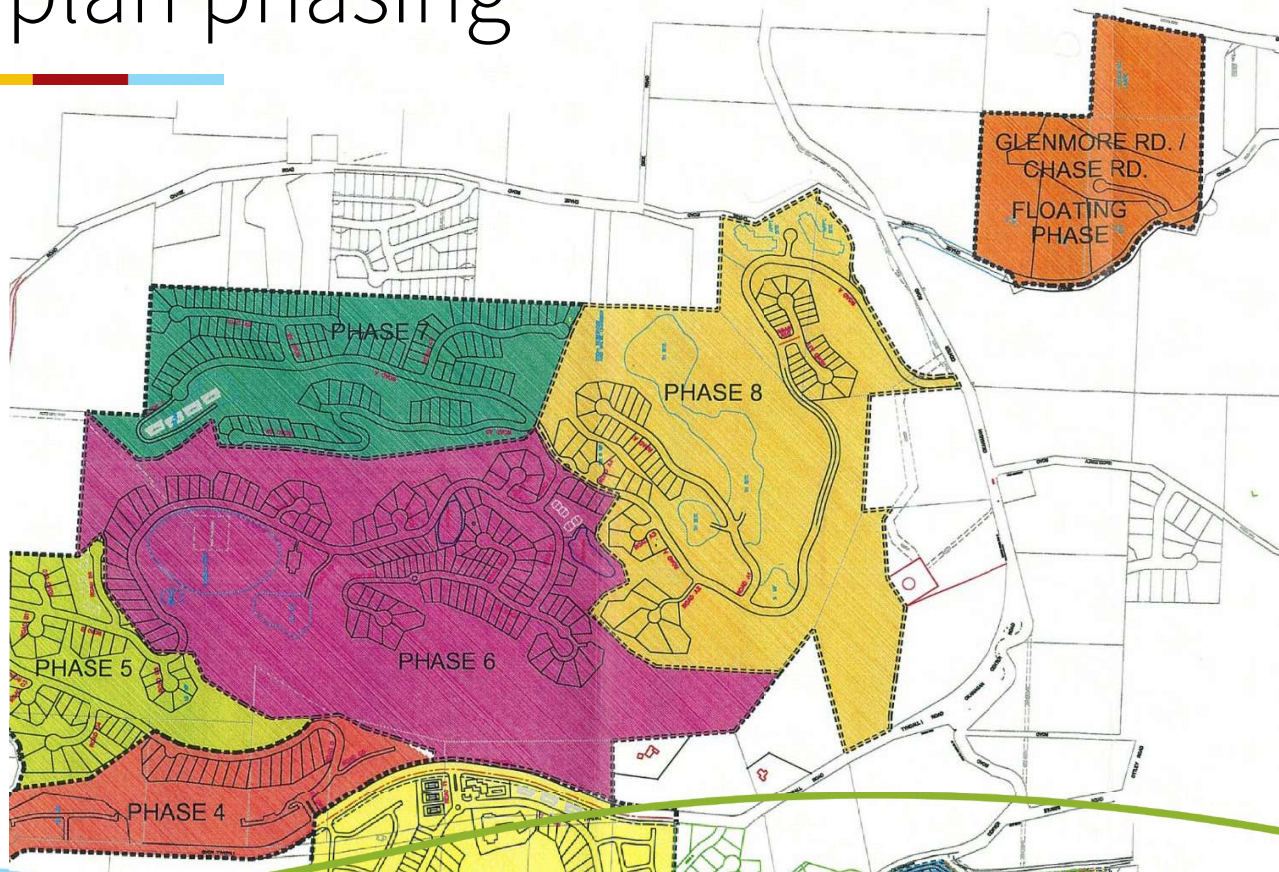
**Schedule 7.1 – Street Trees**

**Schedule 7.2.2 – Sanitary**

**Schedule 8 – Sanitary Depth**

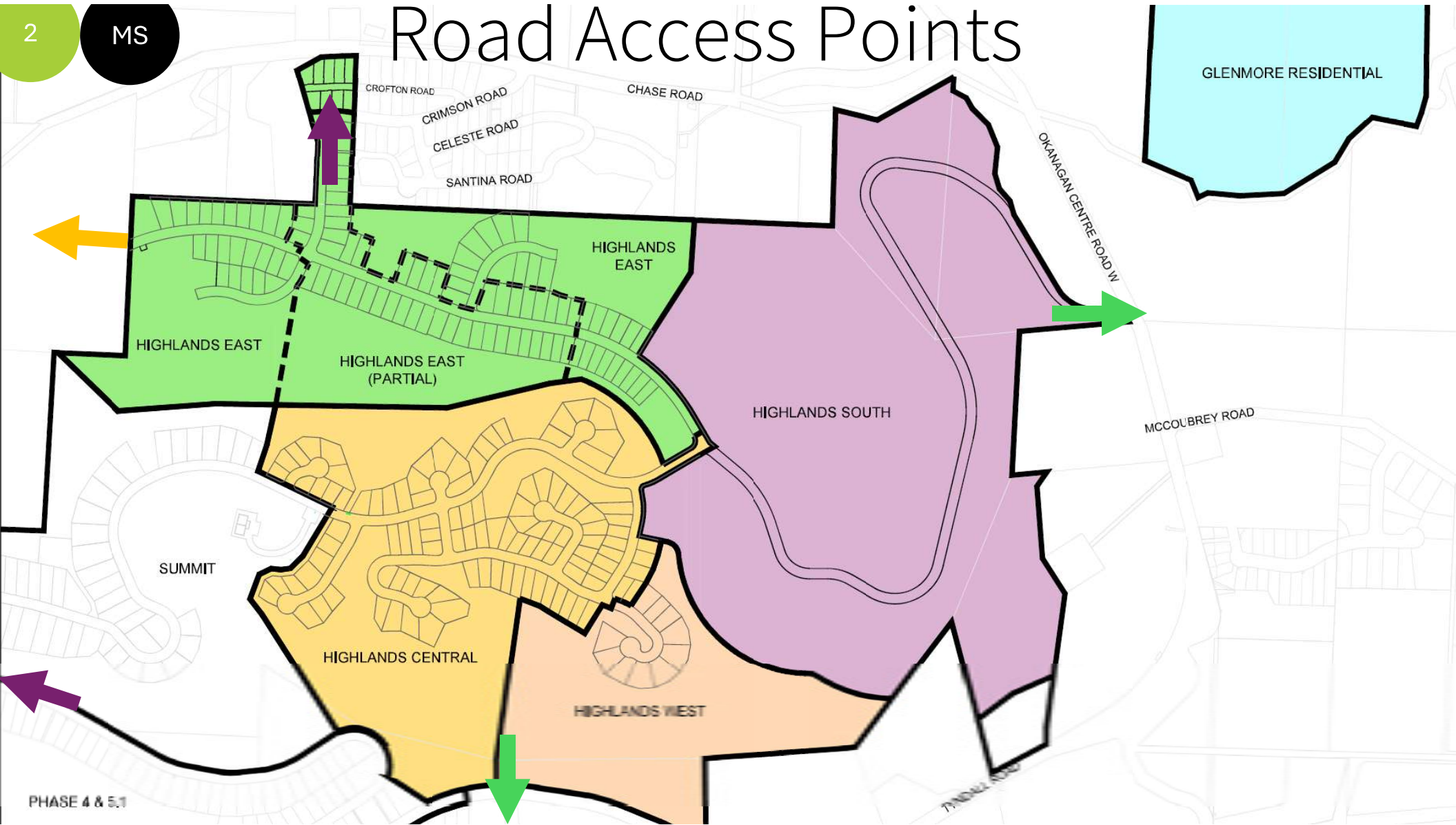
**Schedule 8.1 – Street trees**

# Masterplan phasing



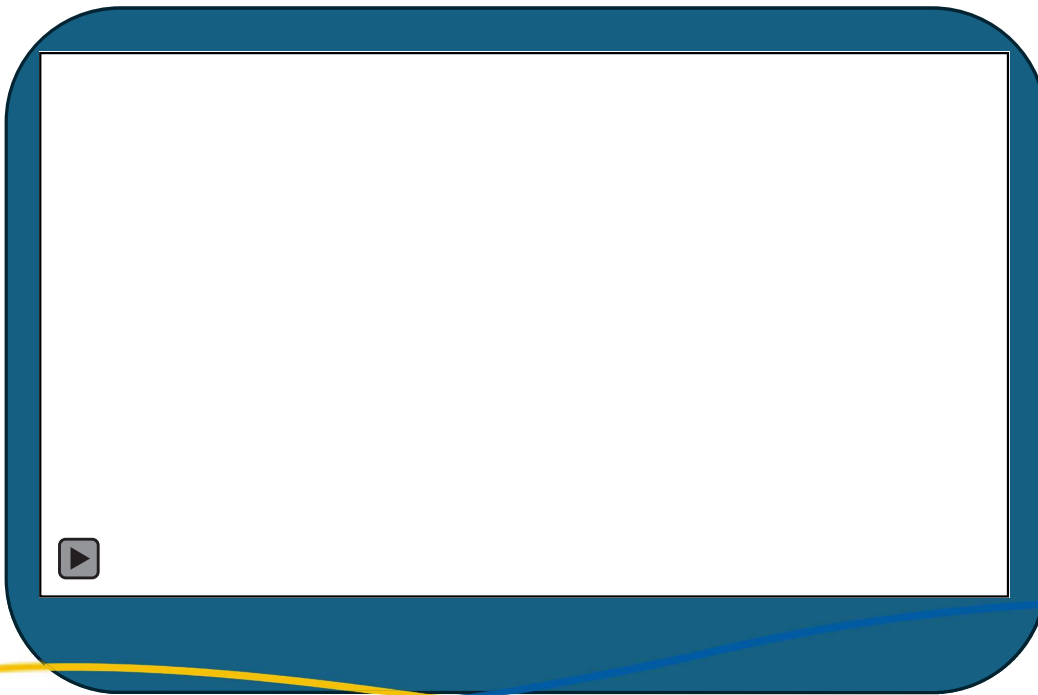
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# Road Access Points



# Access – Highlands East partial

Highlands East (Partial) Residential and Fire Access



# Access– Highlands Central



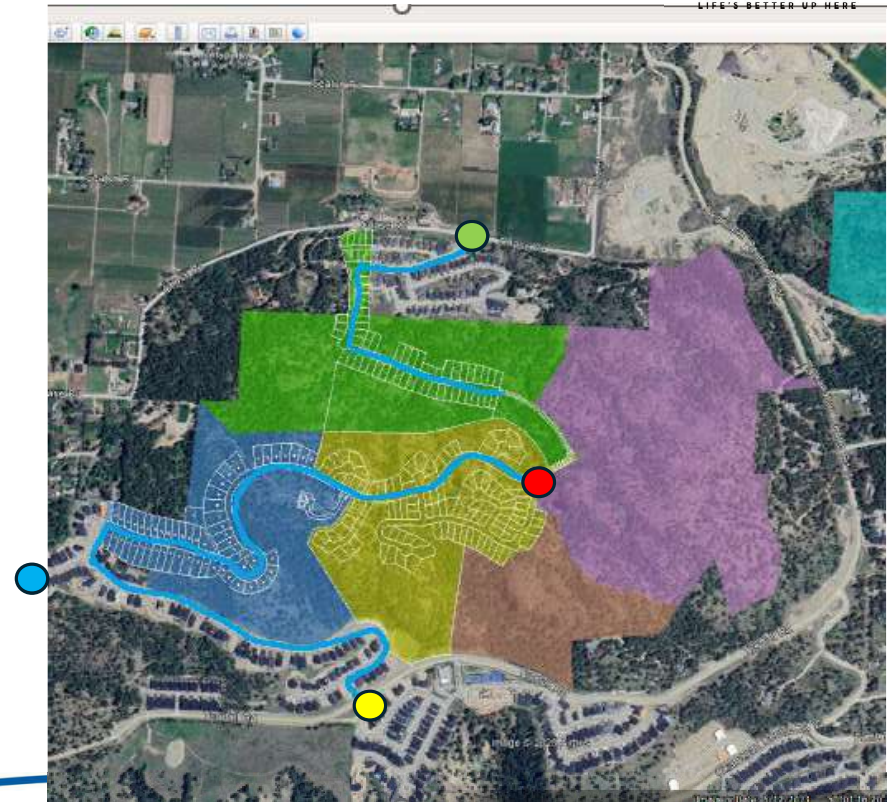
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LIFE'S BETTER UP HERE

## Maximum cul-de-sac in interim conditions

- Farthest distance to major public road network
- Emergency egress to Chase road = 1.3 km  
*Via Crimson road*
- Emergency egress to Camp road = 2.3km  
*via Long road*
- Distance to Tyndall road = 2.7km  
*Via Beacon Hill road*

*Maximum of 300 homes using road*



# Retaining Walls



- Existing = 42
  - Public = 16
  - Private = 26
- Proposed = ??
  - Public = 7
  - Private = ??



# Lakestone Phased Development Agreement (PDA)



LAKE COUNTRY

Life. The Okanagan Way.

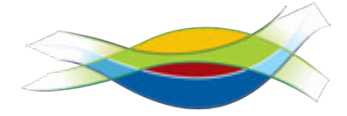


# Presentation Outline

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- 1 Intro/Background
- 2 Overview of Schedules
- 3 Questions
- 4 Next Steps





# PDA Intro/Background

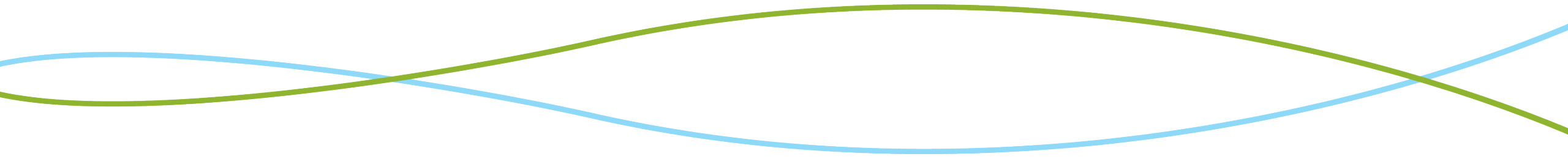


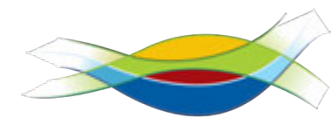
## 1. Purpose of the PDA:

- Regulatory tool that provides long-term development certainty for both the municipality and the developer.

## 2. Why a PDA?

- The only legal tool - the current “Lakestone Master Plan” is not recognized in the Local Government Act.
- PDA’s are authorized under B.C. Reg. 190/2007 and Local Government Act, ss. 515–522)
- Provides opportunity to update the 2012 plan to:
  - Improve clarity in multiple key areas.
  - Reflect current policies, servicing needs, and environmental requirements.
  - Include a road reservation agreement registered on title to secure land for future roads.

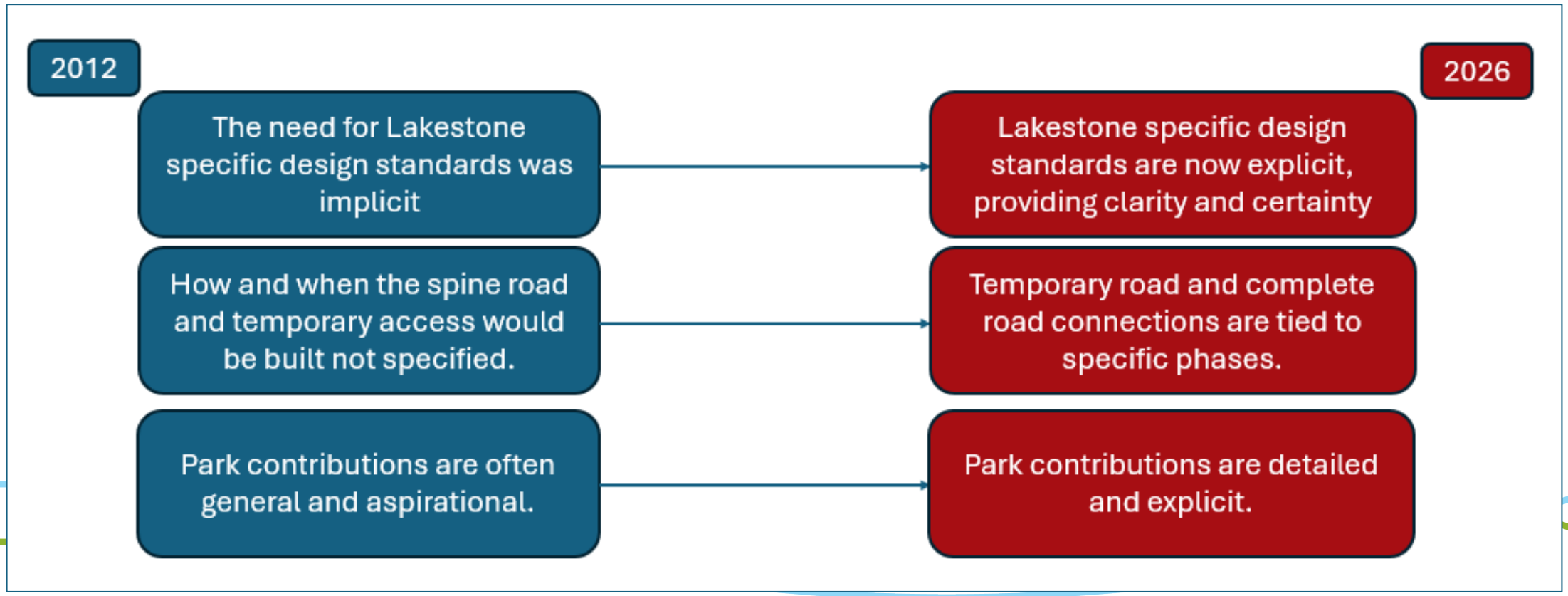




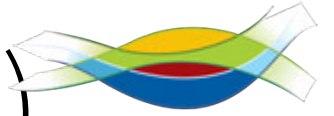
# PDA Intro/Background



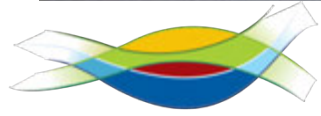
**3. Difference Between the Master Plan and the PDA.** Regulatory tool that provides long-term development certainty for both the municipality and the developer.



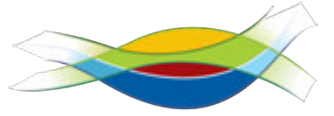
# Lakestone Phase 1 – 2 (Waterside)



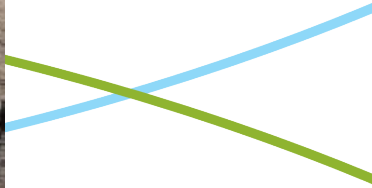
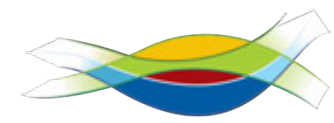
# Lakestone Phase 3 – (Benchlands)



# Lakestone Phase 4 (Highlands North)



# Phase 5 Lakestone (Summit)

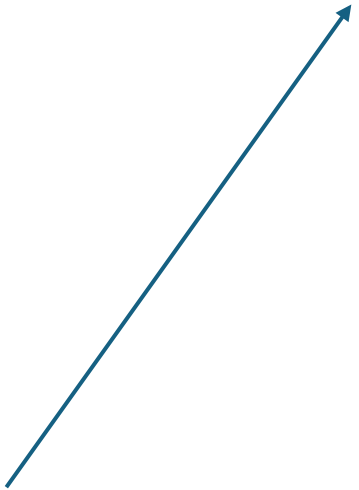


# PDA document

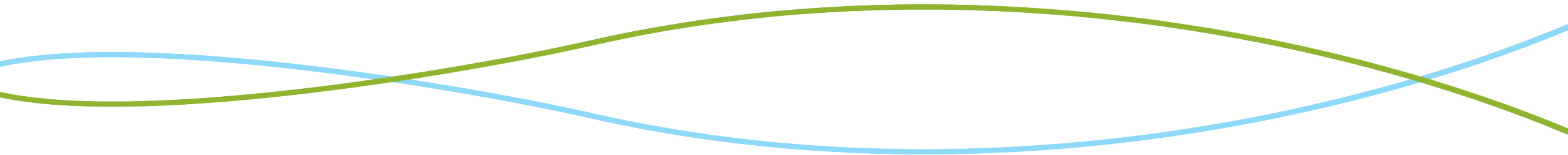


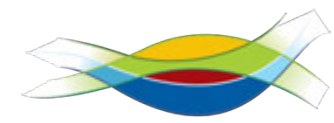
Primary legal doc  
The contract

Schedules  
The real “meat” of the agreement  
contains standards and  
requirements.



- Schedules**
- Schedule “1” – How to use this PDA
  - Schedule “2” - Phasing Plan
  - Schedule “3” - Zoning Bylaw Provisions
  - Schedule “4” - Environmental Wildfire Geotech and Safety Policy
  - Schedule “5” - Interim Access and Egress Conditions
  - Schedule “6” - Servicing Bylaw
  - Schedule “7” - Civil Infrastructure
  - Schedule “8” – Lakestone specific Standards
  - Schedule “9” - Amenities and Parks
  - Schedule “10” - Servicing capacity ownership





# PDA Intro/Background

## Comparison of the 2012 Lakestone Master Plan and the 2026 PDA

Item	2012	2026
<b>Total units</b>	1365	1380
<b>Length of trails</b>	24 km	29 km (13.5km remaining)
<b>Industrial land</b>	Attached to Glenmore residential phase	Removed from PDA
<b>Total park dedication</b>	51% of total area	51% of total area
<b>Improved parks</b>	Three	Four
<b>Variances</b>	Implicit	Explicit and specifically detailed
<b>Home-based business (in zoning)</b>	Not allowed	Allowed
<b>Offsites and spine road connection</b>	Listed but timing not prescribed	Obligations detailed and tied to specific phases

# PDA phasing



02.01.01 - PHASING PLAN



NOTE:  
CONCEPTUAL LOT LAYOUT. SUBJECT  
TO FINAL SUBDIVISION APPROVAL

# PDA Density



Summary tables of housing units and types in the 2012 Lakestone Master Plan and the 2026 PDA

Lakestone (complete area)	Density	Notes
Residential Units:		
Master Plan Sub-Total	498	
PDA Sub-Total	<u>882</u>	
Total	1380	
Commercial Floor Area:		
Master Plan Sub-Total	641.8m <sup>2</sup>	6 CRU at The Zara
Remaining	<u>7,310.7m<sup>2</sup></u>	
Total	<u>7,952.5m<sup>2</sup></u>	

Phase (PDA)	Density	Notes
Highlands East	Single family: 110	
Highlands Central	Single family: 109	
Highlands South	Multifamily: 329	
Highlands West	Single family: 10	
	Sub-Total: 558	
Glenmore Residential	Single family: 59 Multifamily: <u>265</u> Sub-Total: 324	Previously referred to as the “floating phase”
Sub-Total	Single family: 288 Multi family: <u>594</u> 882	
Phase (Master Plan)	Density	Notes
Developed to date	Single family: 319 Multi family: <u>114</u> Sub-Total: 433	Waterside, Benchlands and Highlands North
Pending Development:	Single family: 57 Multi family: <u>8</u> Sub-Total: 65	Currently approved for construction
Sub-Total	Single family: 376 Multi family: <u>122</u> Total: 498	
<b>TOTAL</b>	<b>1,380</b>	@ full build out

# Planning – Zoning Changes



## Recent Zoning Bylaw Amendments

**LAND AREA**  
- Removal of industrial portion  
- Addition of Chase Road parcel

**USES**  
- Addition of home occupations

**DENSITY**  
- Increased residential units (15)

## PDA Considerations

All other CD3 zone requirements stay the same. CD3 zone frozen for the duration of the PDA.

Current development approval process will continue to be used

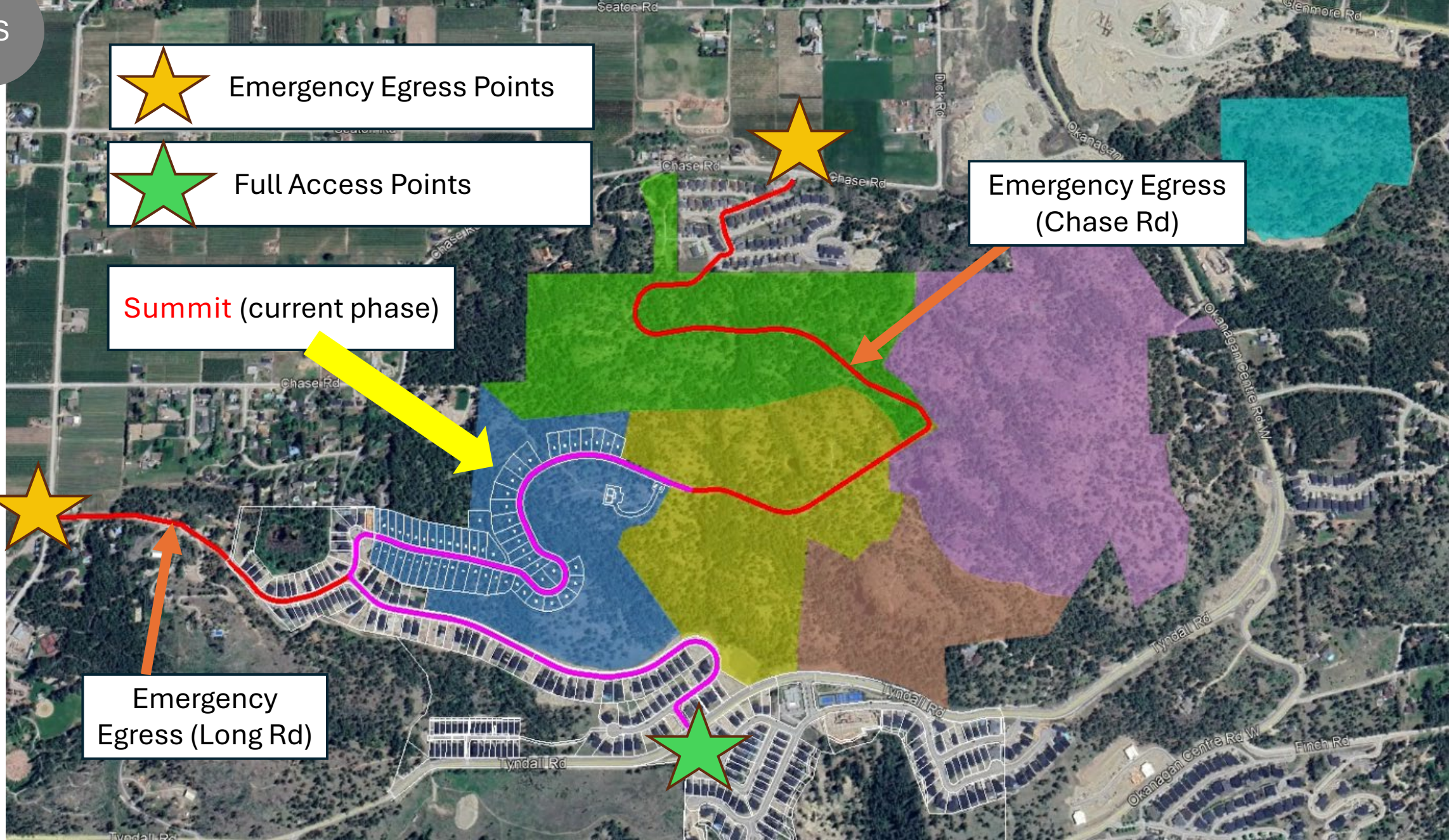
★ Emergency Egress Points

★ Full Access Points

Summit (current phase)

Emergency Egress (Chase Rd)

Emergency Egress (Long Rd)



★ Emergency Egress Points

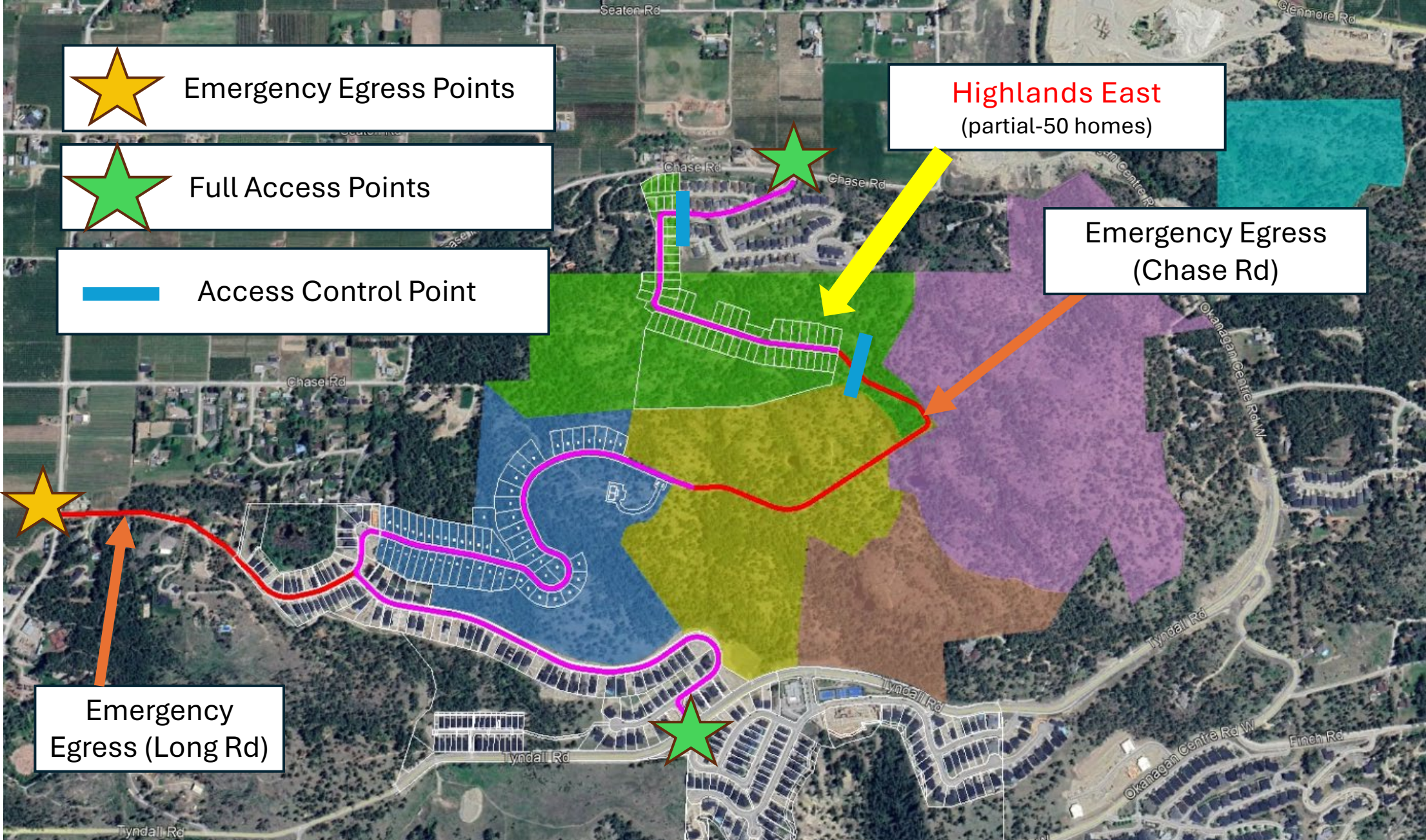
★ Full Access Points

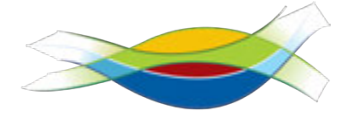
— Access Control Point

Highlands East  
(partial-50 homes)

Emergency Egress  
(Chase Rd)

Emergency  
Egress (Long Rd)

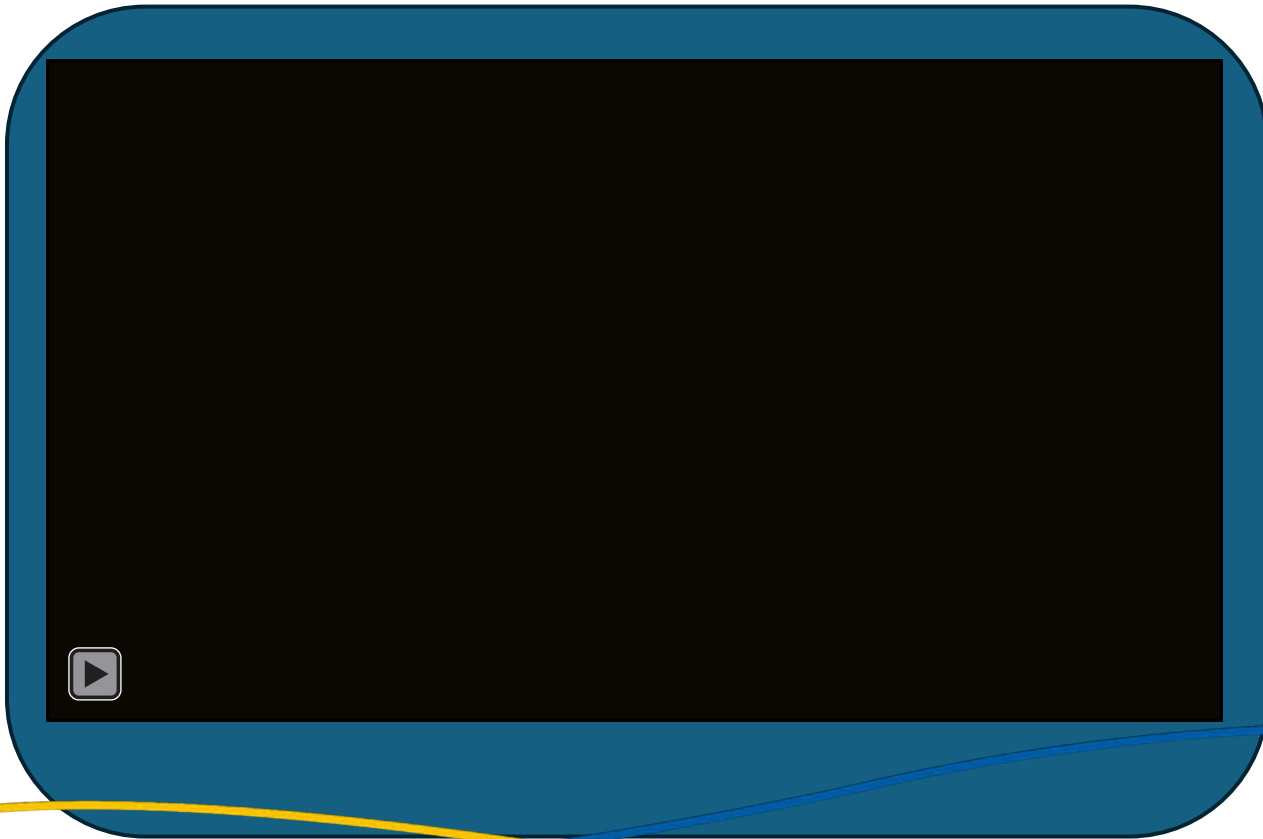




# Access – Highlands East partial



Highlands East (Partial) Residential and Fire Access



★ Emergency Egress Points

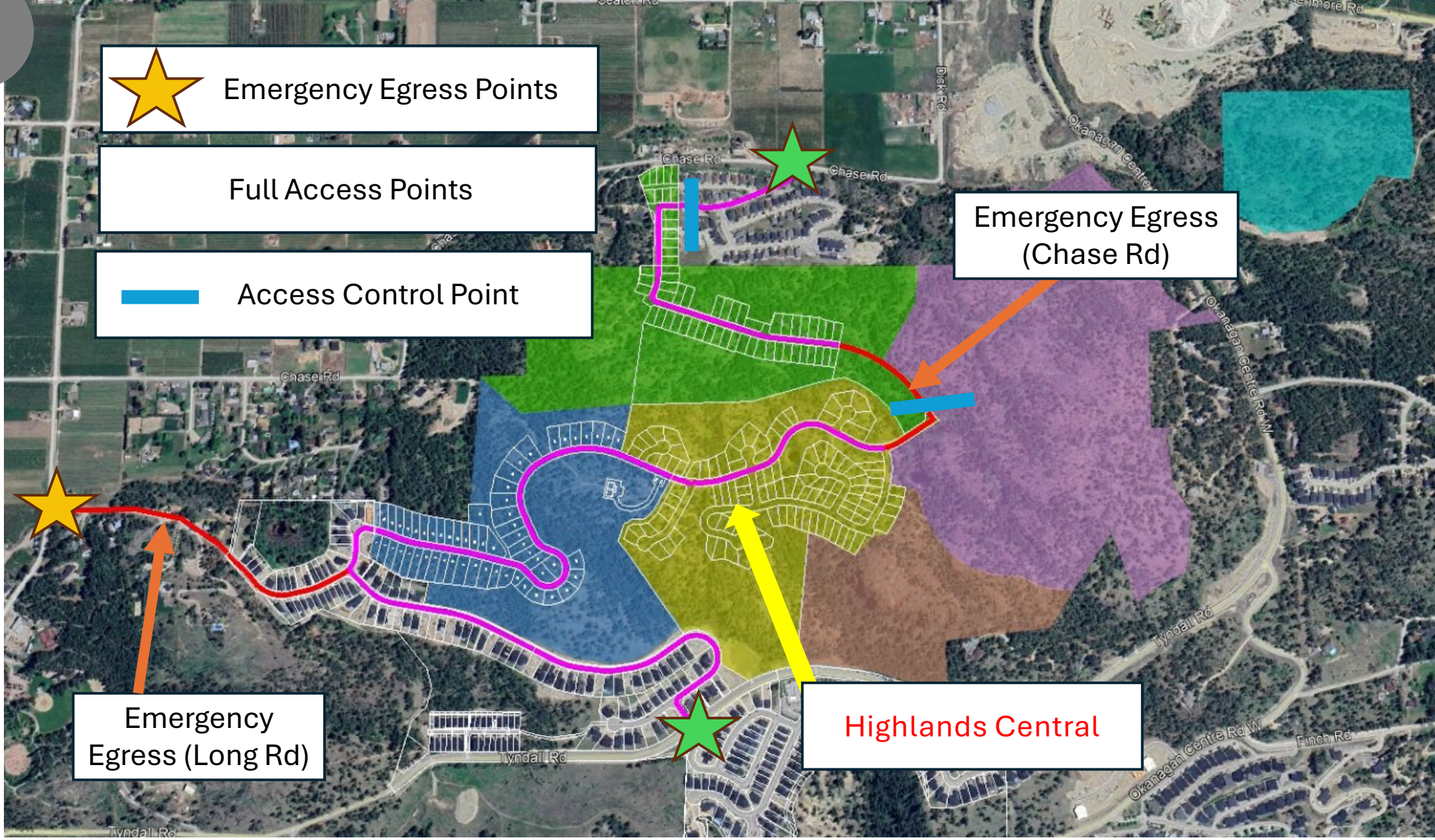
Full Access Points


— Access Control Point


Emergency Egress (Chase Rd)


Emergency Egress (Long Rd)

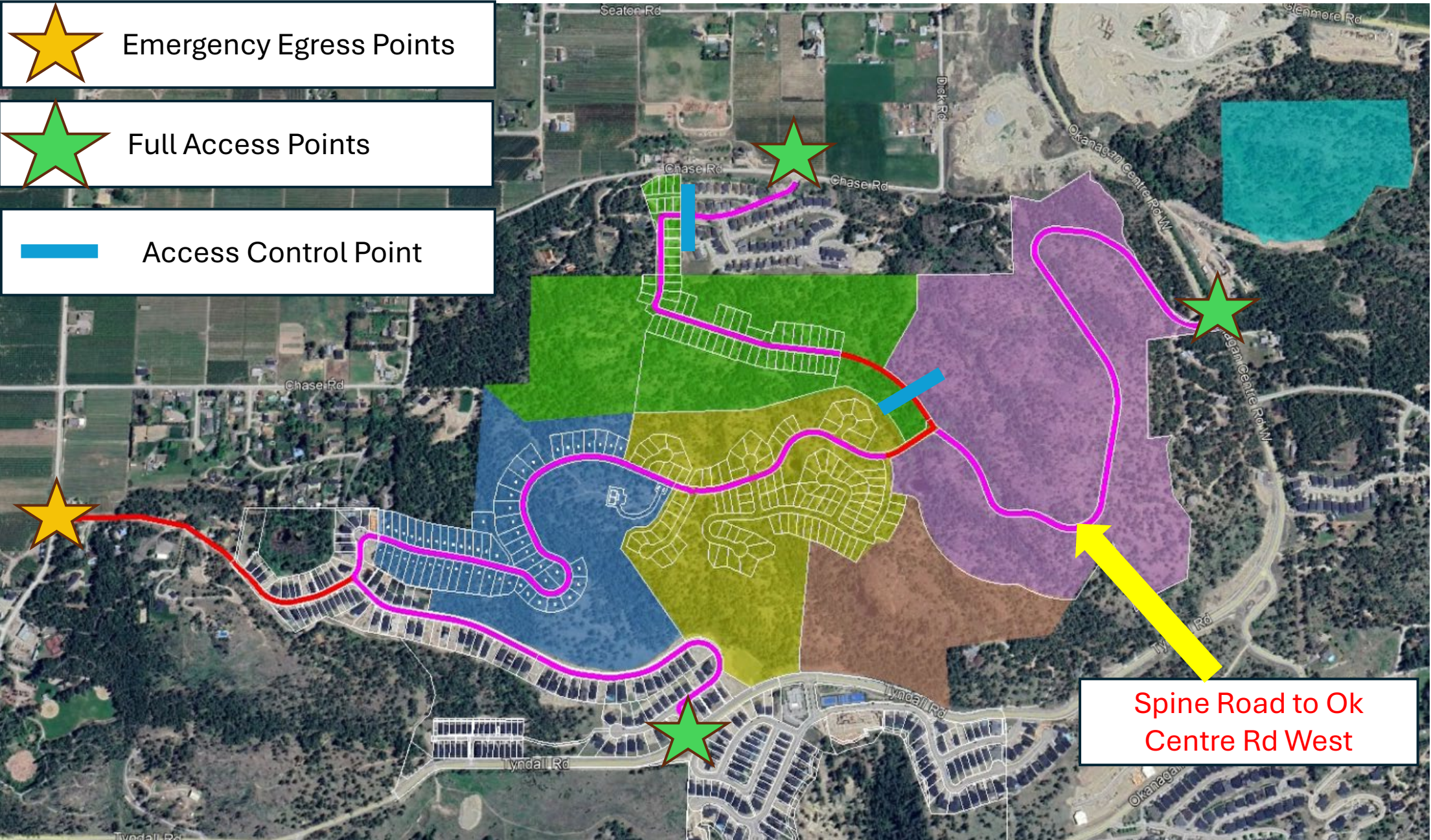
Highlands Central



 Emergency Egress Points

 Full Access Points

 Access Control Point



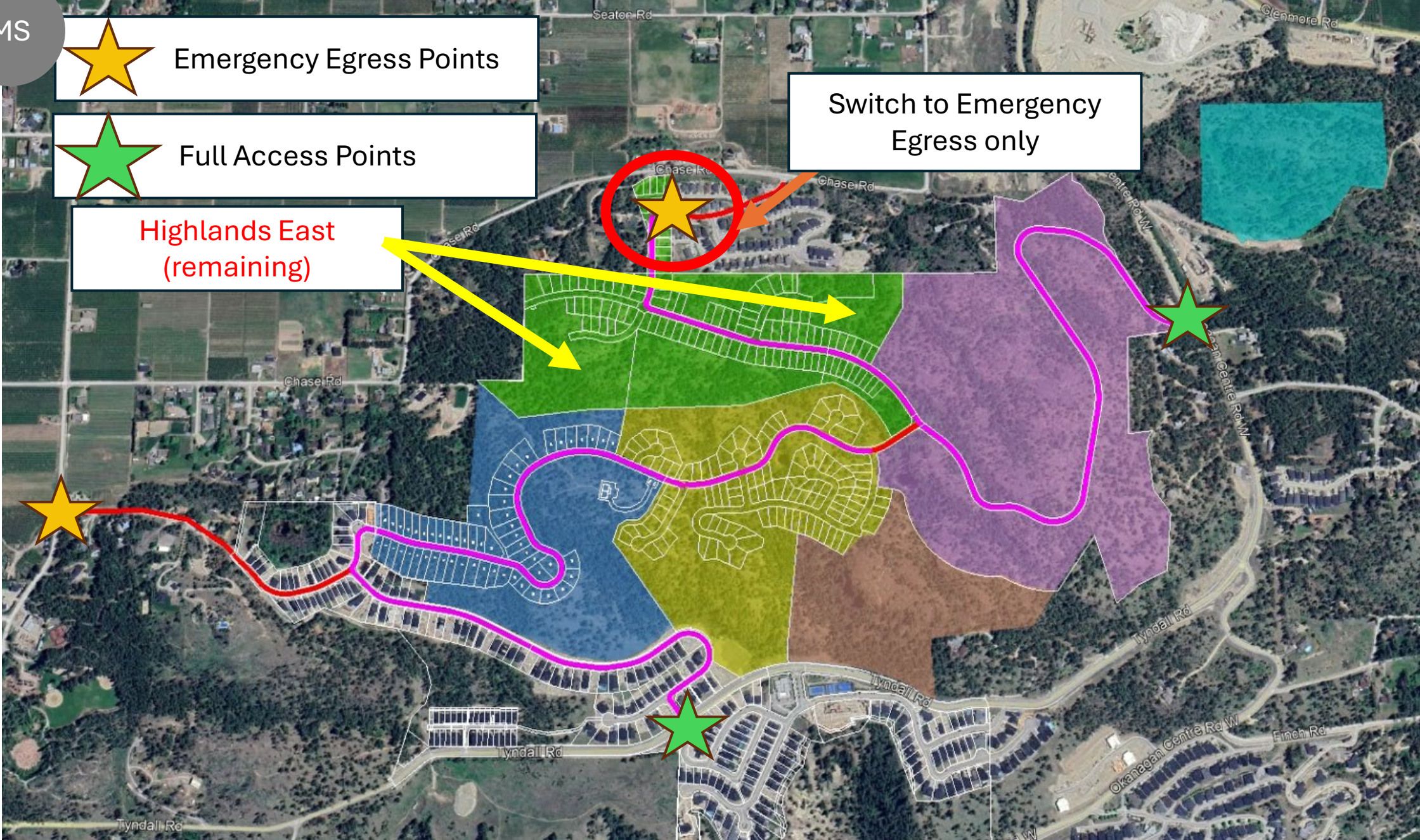
Spine Road to Ok Centre Rd West


★ Emergency Egress Points


★ Full Access Points

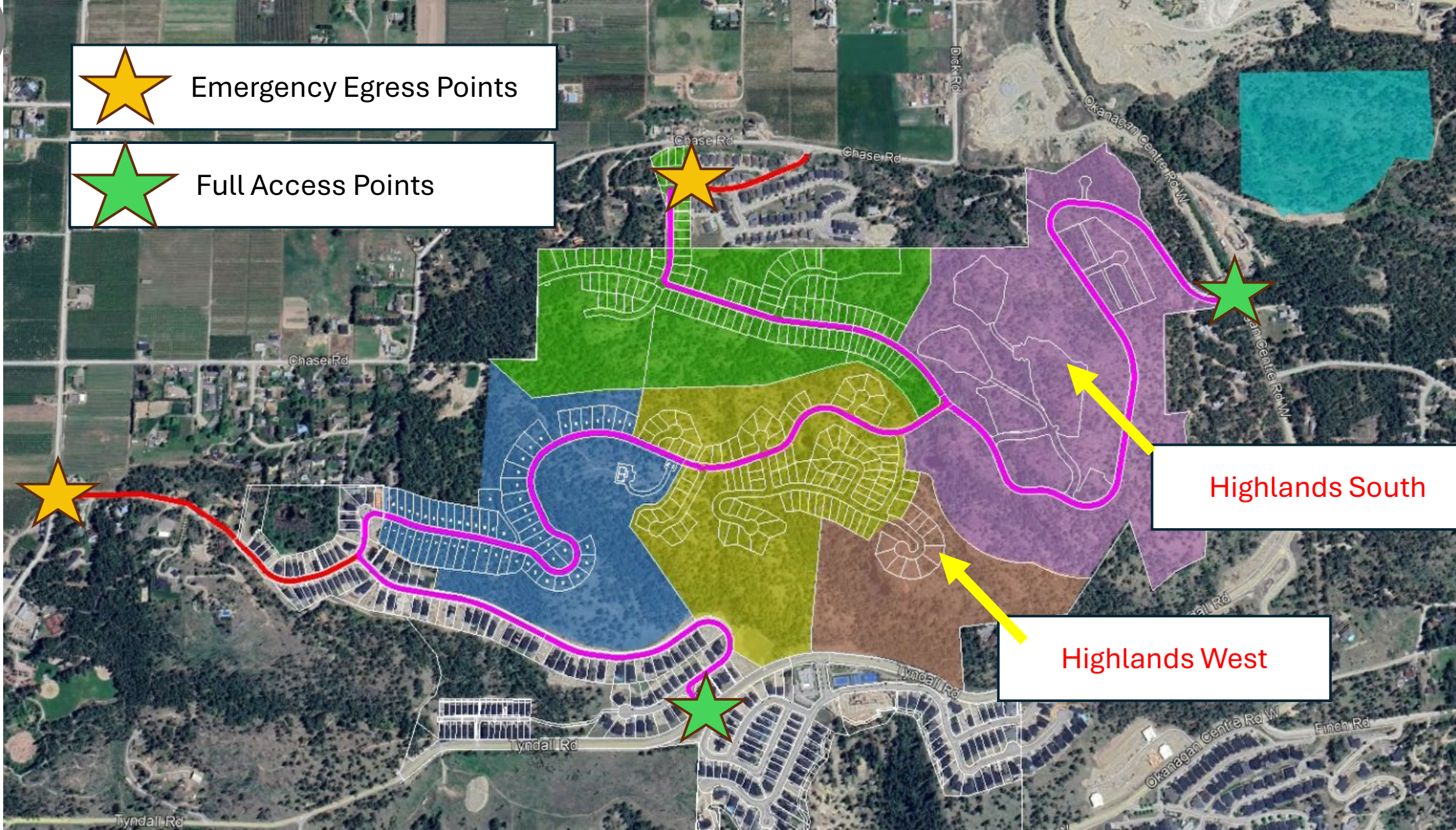
Highlands East (remaining)

Switch to Emergency Egress only



 Emergency Egress Points




 Full Access Points

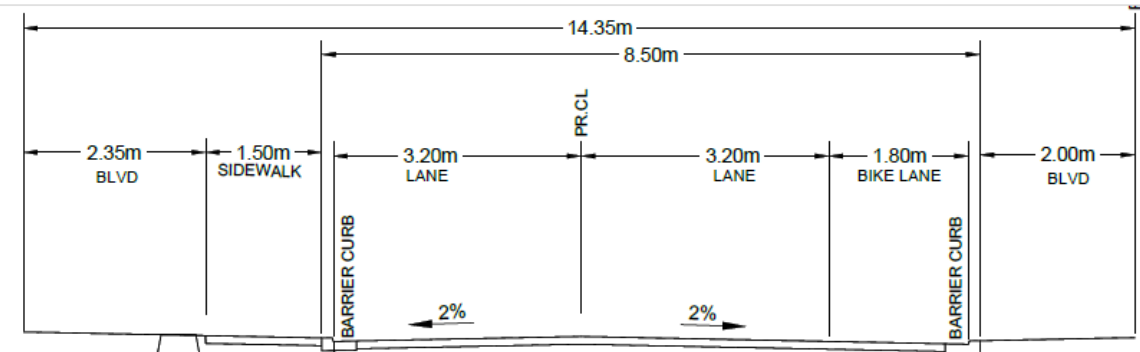
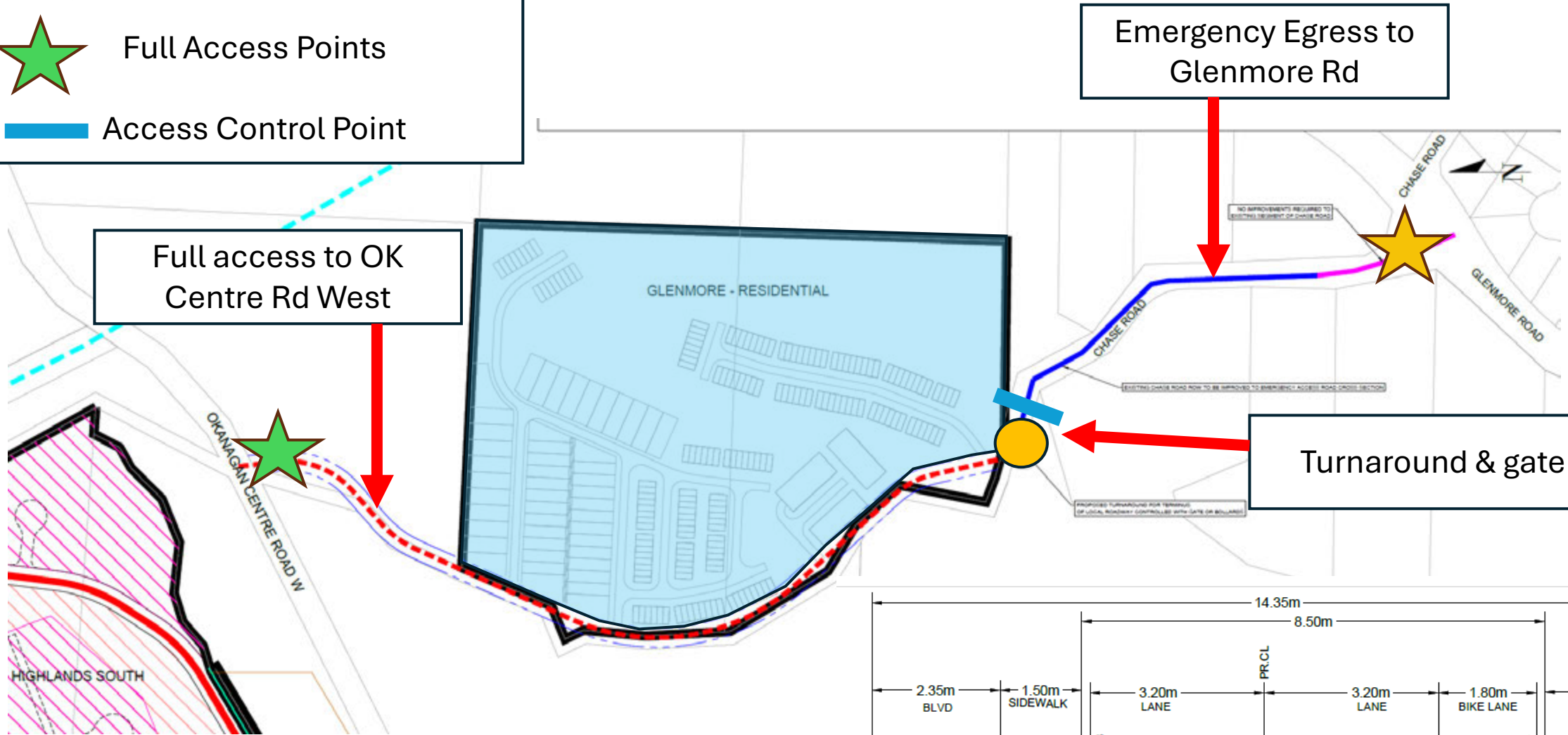


Highlands South

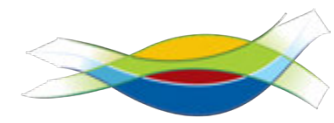
Highlands West

# Glenmore Residential

-  Emergency Egress Points
-  Full Access Points
-  Access Control Point



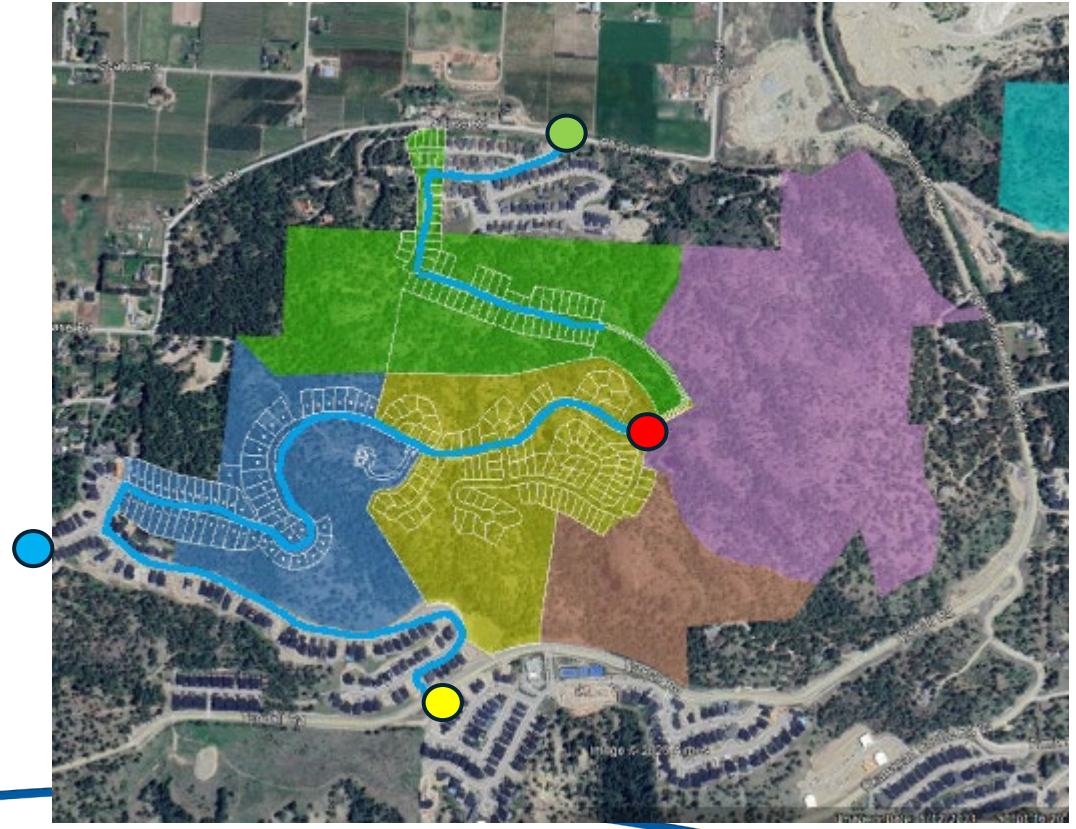
# Access Distances – Highlands Central

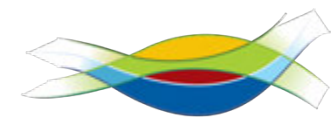


Maximum cul-de-sac in interim conditions

- Farthest distance to major public road network
- Emergency egress to Chase road = 1.3 km  
Via Crimson road
- Emergency egress to Camp road = 2.3km  
via Long road
- Distance to Tyndall road = 2.7km  
Via Beacon Hill road

Maximum of 300 homes using Tyndall Rd egress

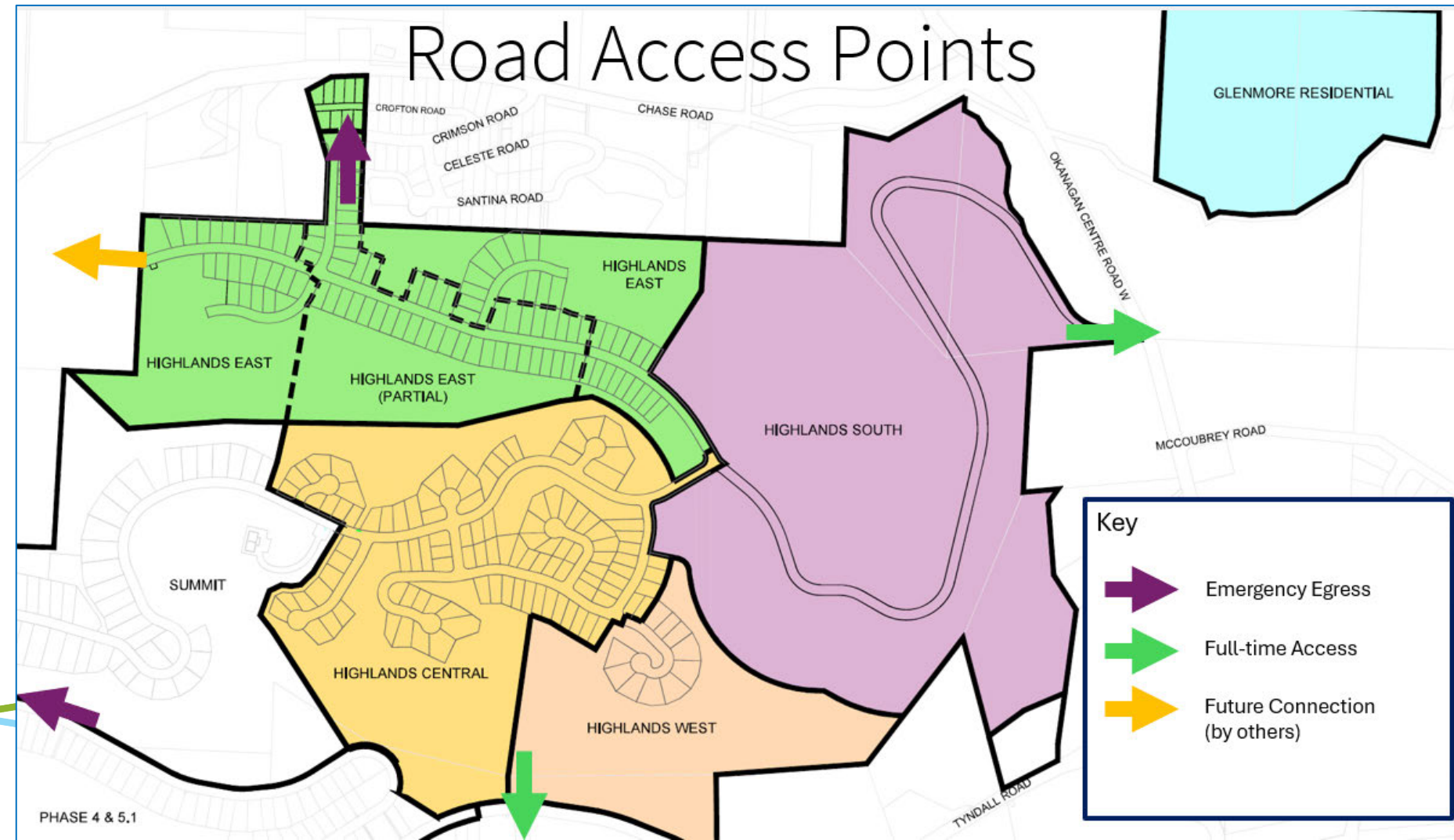




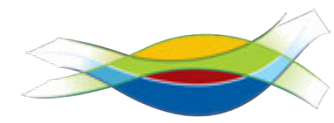
# PDA Servicing & Infrastructure - Access



- 2 permanent access points
- 2 emergency egresses
- Potential future full-access connection to Chase Road from the north/east, dependent on development of adjacent lands.







# PDA Engineering Infrastructure



Appendix 07.06.01 - Water Overview

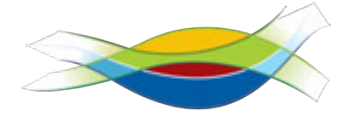


Appendix 07.05.01 Southern Storm - Overview

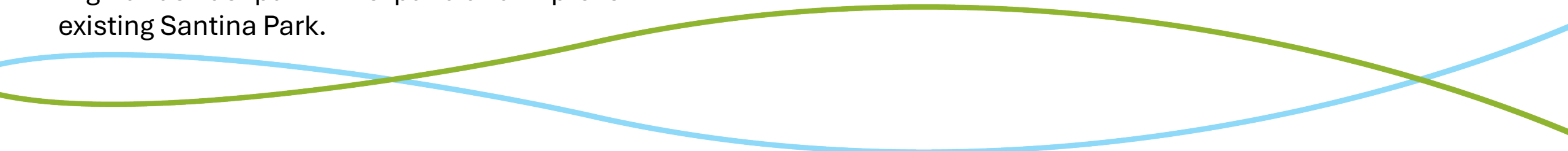


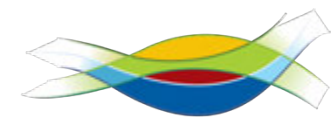
Appendix 07.06.02 - Sanitary - Overview

# Parks, Trails, and Environment



- Requirements are detailed in Schedules 4 and 9.
- Each subdivision phase requires:
  - Environmental monitoring
  - Impact assessments
  - Mitigation plans
- An additional community park has been added.
- Ongoing tree replacement and fire mitigation due to 2023 wildfire and pine beetle impacts.
- 51% of the entire development area is protected as open space, parks, or trails.
- Trail construction will continue with each phase and includes pocket parks and larger community parks.
- Highlands East park will expand and improve existing Santina Park.





# Environmental and Parks

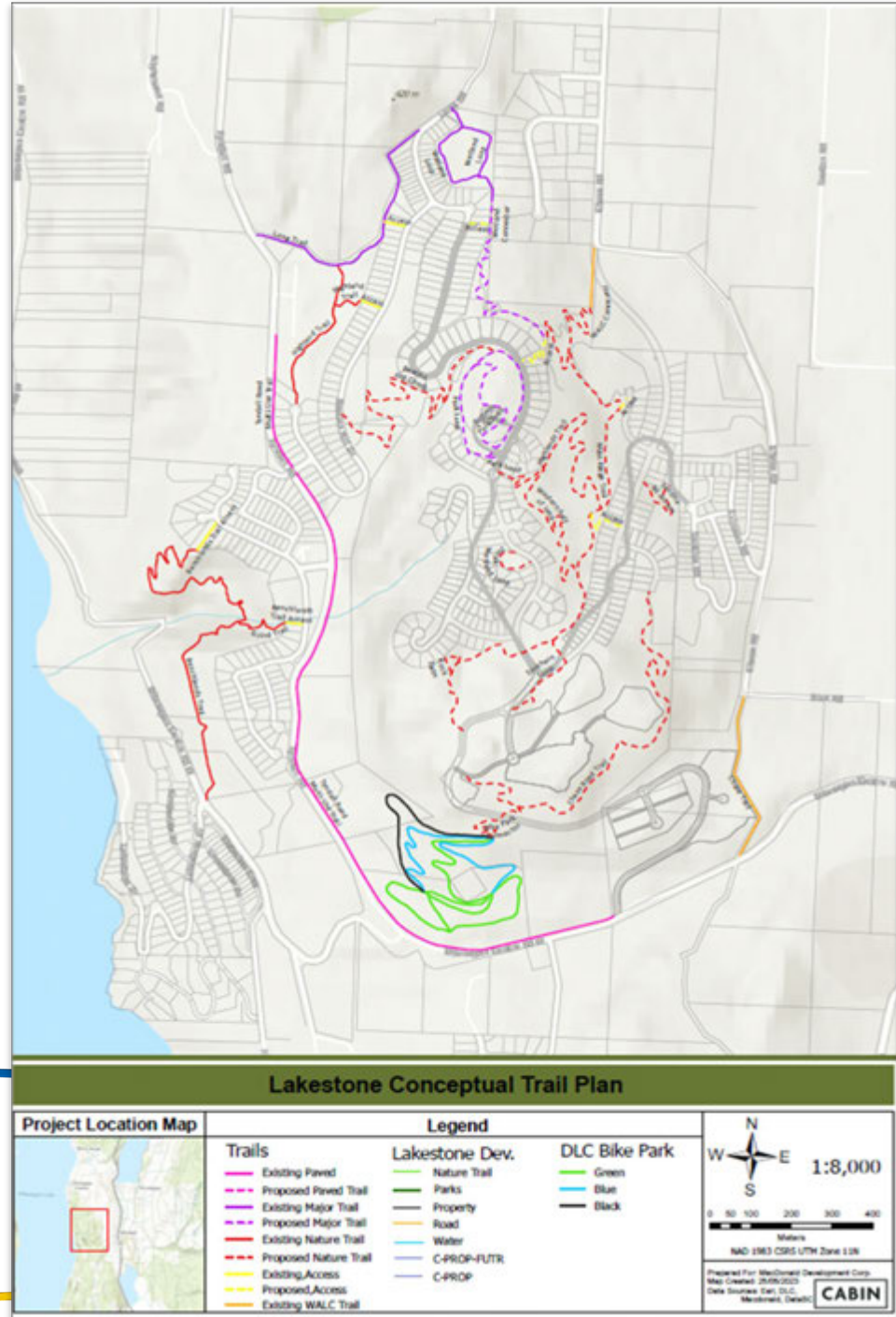


- Detailed in schedules 4 and 9
- Each phase requires environmental monitoring
- Environmental impact assessments and mitigation plans are part of each plan of subdivision outlining specific requirements.
- An additional community park has been added
- ESA areas are delineated, and remediation is executed, if required, to the terms of the phase specific report.
- Due to extreme tree loss during the 2023 fire and pine beetles, extensive fire mitigation, tree removal and tree replacement will continue.
- 51% of the overall development site is dedicated for open space, parks and trails.



# Trail Plan

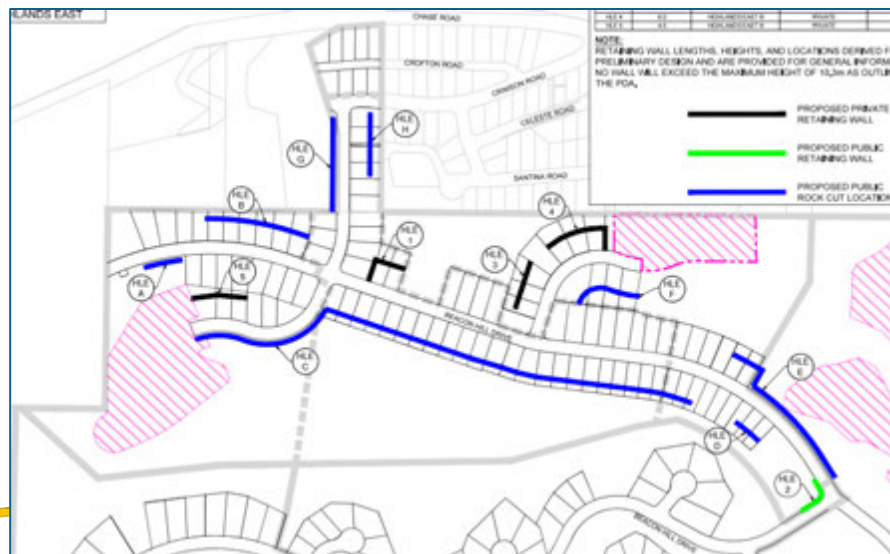
- Trail development will continue as it has, with more trails added with each subdivision
- Pocket parks will be developed along the trail network
- Additional larger more programed parks will be built in Highlands Central and Highlands east
- The Highlands east park will be an enlarging and improvement of Santina park



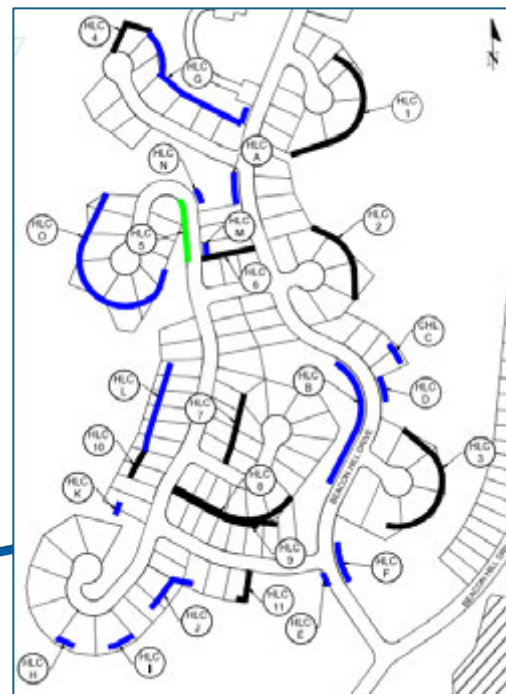


# Retaining Walls

- Extreme terrain and elevation changes, would require a number of private and public retaining walls.
- Specific Design Guidelines would allow
  - Public walls (Developer constructed) could be up to 15 meters for spine road (southern access), with most less than 10.3 meters.
  - Private walls could be up to 2 meters without a DVP. A building permit would still be required.



Highlands East



Highlands Central



Spine Road

- Private Retaining Wall
- Public Retaining Wall
- Rock Cut Location



# Retaining Walls

Existing = 42

- Public = 16
- Private = 26

Proposed = 36


- Public = 7
- Private = 29

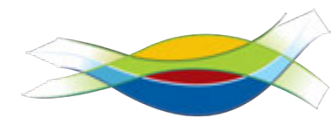




# PDA - Fire & Public Safety

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- Wildfire mitigation will be completed **before subdivision approval**.
  - Lakestone Design Guidelines integrate **FireSmart principles**.
  - Trail networks provide access for firefighting.
  - A new reservoir, hydrants, and staging areas increase fire response capability.
  - Lakestone's 2023 wildfire performance demonstrates effective fire management.
  - Distances to the fire hall remain under the **8 km threshold** required by the Canadian Fire Underwriters Survey.
- 



# Term



## Provision in the Act

**517** (1) Subject to subsection (2), the maximum term for a phased development agreement is 10 years.

(2) With the approval of the inspector, a local government may enter into a phased development agreement for a term not exceeding 20 years.

Development of Waterside began in 2012. After Summit is completed in 2026, 514 homes and lots will have been completed (over 14 years).



There are 882 homes remaining at Lakestone. There is essentially no chance that the full vision can be completed without a 20 year time horizon.



Having the 20 years gives the project the reasonable chance of completing during the term of the agreement



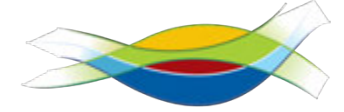
# Next steps



Requirements following first and second readings:

- Public Hearing,
- Consideration of 3<sup>rd</sup> Reading (amendments if necessary)
- Approval from the Inspector of Municipalities
- Consideration of Bylaw adoption.

# Recommendation



THAT Phased Development Agreement (Lakestone) Bylaw 1318, 2026 be amended by deleting and replacing paragraph number 2 of schedule 10 with the following:

- The Developer and the District agree, and the District hereby covenants with the Developer, that even though ownership of certain Works and Services (for instance, the reservoir) constructed by the Developer either has been transferred (pursuant to the Lakestone Master Plan) or will be transferred (pursuant to this Agreement) to the District after completion, one hundred percent (100%) of the capacity required to service the Proposed Development (the “Capacity”) will be reserved for the Proposed Development.

AND THAT the formatting edits identified by Council be incorporated into the document;

AND THAT Phased Development Agreement (Lakestone) Bylaw 1318, 2026 be read a first and second time as amended;

AND FURTHER THAT Phased Development Agreement (Lakestone) Bylaw 1318, 2026 be forward to public hearing.

# Questions?



LAKE COUNTRY

Life. The Okanagan Way.

