

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 an urban 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 “urban agriculture”,
- Transfer and updating of Agriculture Land Commission requested development obligations to the Urban Farm Plan (UFP) which will be an integral piece of the Master Development Plan (MDP).
- Revised boundaries of the land use plan delineating the developable parcels and urban agriculture parcels (Agriculture Land Reserve), with options to most effectively increase farm and development efficiencies.,
- The integration of the urban 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.

