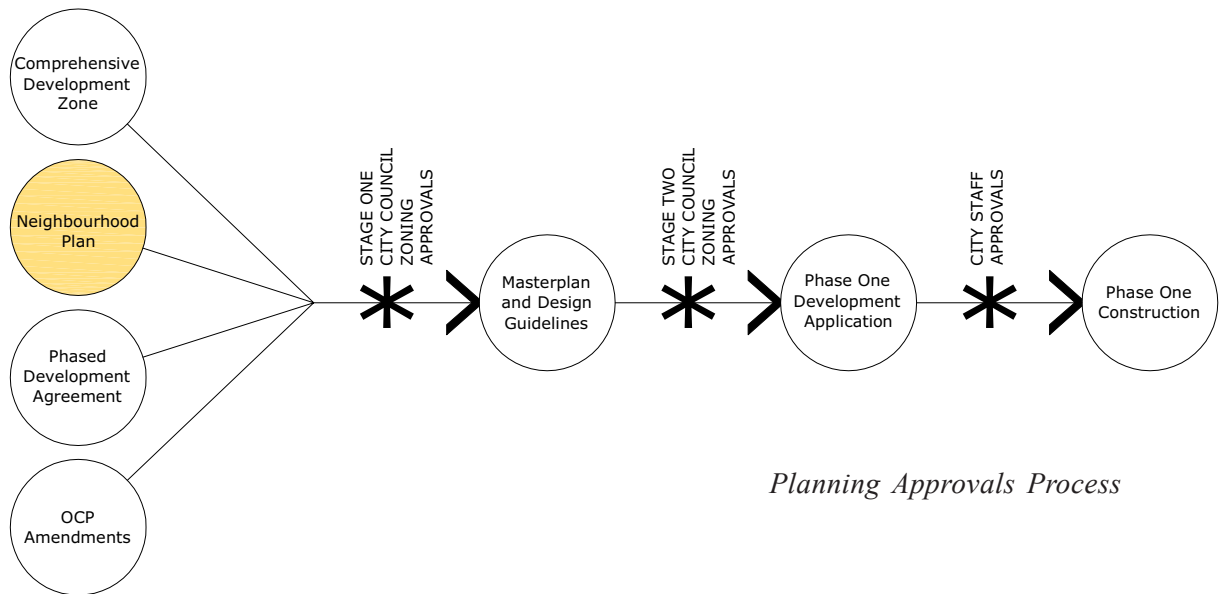


10.0 Implementation

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,
- An urban farm plan.

The Detailed Design Guidelines will address the following areas:

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





- Residential Lot Standards,
- Parking,
- Lighting,
- Urban Farm

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 Urban 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.

