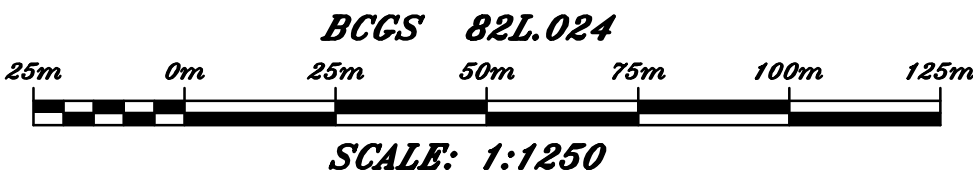


SUBDIVISION PLAN OF PART OF LOT C SECTION 6 TOWNSHIP 8 AND SECTION 31 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN EPP19505 EXCEPT PLAN EPP124907 AND PART OF LOT D SECTION 6 TOWNSHIP 8 AND SECTION 31 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN EPP19505 AND LOT E SECTION 6 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN EPP19505

PLAN EPP140528



LEGEND

GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM SINGLE POINT POSITIONING TECHNIQUES USING THE PRECISE POINT POSITIONING (PPP) SERVICE OF NATURAL RESOURCES CANADA.

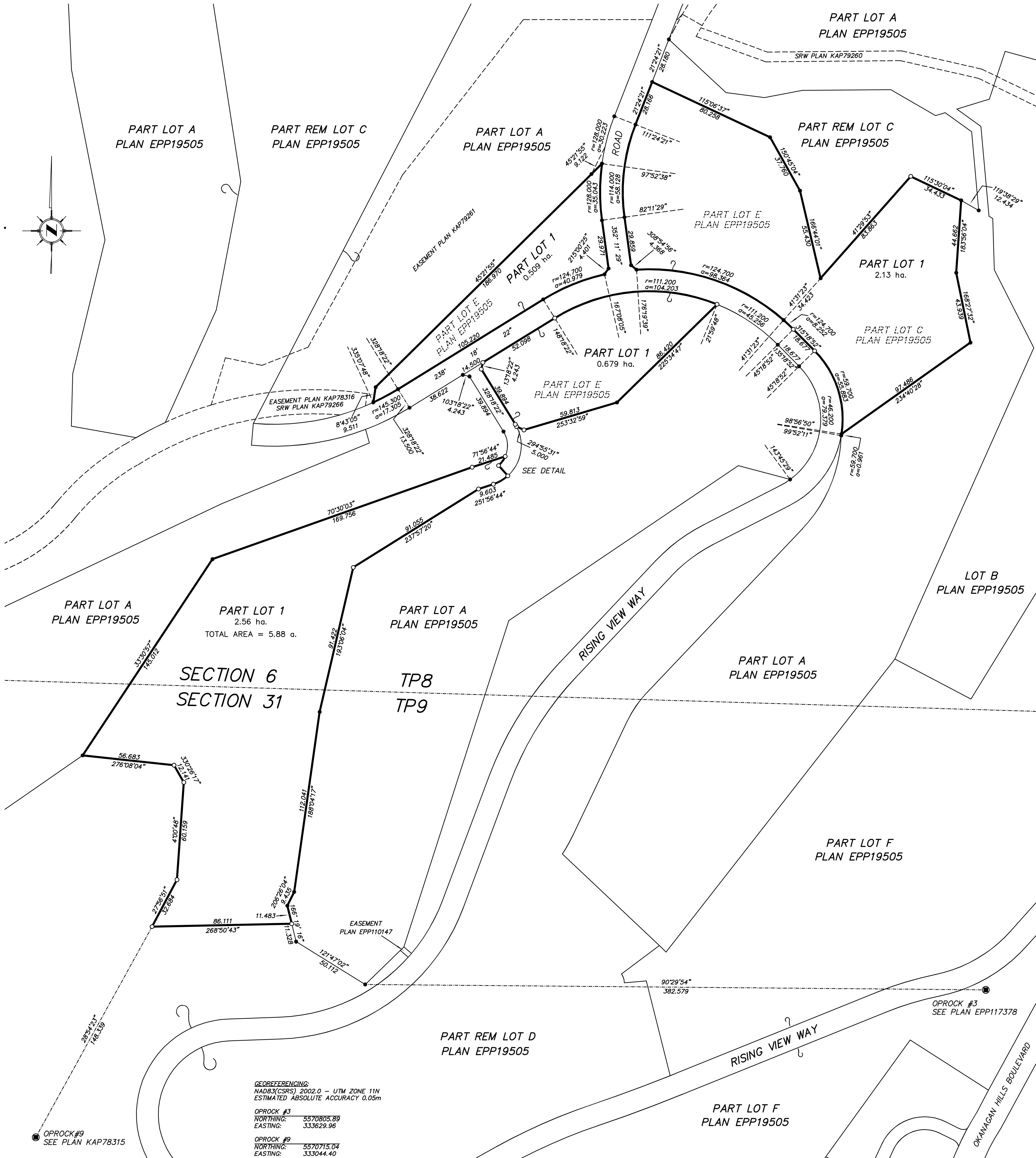
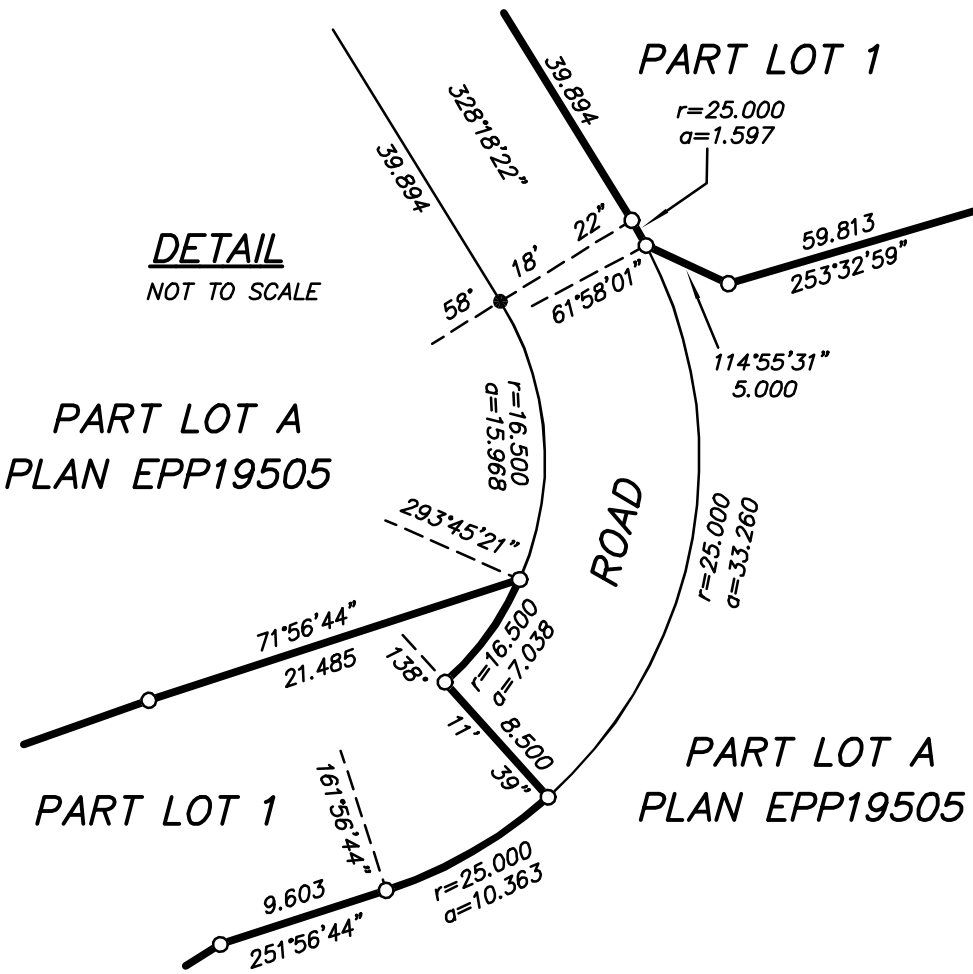
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9999678910. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 655 METRES.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

- DENOTES STANDARD IRON POST FOUND (OIP)
- DENOTES STANDARD IRON POST PLACED (IP)
- ⦿ DENOTES STANDARD ROCK POST FOUND (OPROCK)

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF VERNON. FILE NO: SUB00878

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NORTH OKANAGAN.



GEOREFERENCING:  
NAD83(CRS) 2002.0 - UTM ZONE 11N  
ESTIMATED ABSOLUTE ACCURACY 0.05m

OPROCK #3  
NORTHING: 5570805.89  
EASTING: 333629.96

OPROCK #9  
NORTHING: 5570715.04  
EASTING: 333044.40

MONASHEE  
SURVEYING - GEOMATICS

3710A 28th. Street Vernon, B.C. V1T 0X2 Tel. (250) 545 6990 Fax (250) 545 5912

FILE: 7497  
DRAWING: 7497-EPP140528-SUB.DWG

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 16th DAY OF AUGUST, 2024.

MARK SANFORD BUDGEN, BCLS [856]

ECP No. 284964

# Schedule C –Rationale

## **Rationale**

### Encouraging Sustainable Growth and Affordability:

The proposed rezoning and overlay/modifier amendments to allow for smaller lots (as was allowed under the previous RTR and RTC/RTCA zoning in Bylaw 5000) and a mix of commercial and residential uses will contribute to the overall sustainability of the golf resort community by promoting more efficient use of available land and diversity in the type and size of units available. This will help accommodate a more expansive range of residents, including individuals or families seeking more attainable housing options within a resort setting. Smaller lots/units and a mix of commercial and residential uses are becoming increasingly desirable as:

1. they offer a more economical alternative to larger, more traditional units
2. they maintain the unique character of the golf resort
3. they offer the potential for mixed commercial and residential uses within walking distances

### Enhancing the Resort's Appeal and Marketability:

By being able to offer a mix of lot sizes and unit types, the resort can appeal to a more diverse demographic, including young professionals, retirees, and second-home buyers who may not require large properties or units. This flexibility will allow the community to attract a wider range of potential buyers or renters, thus enhancing the resort's marketability and ensuring long-term financial stability. Providing more housing options can also contribute to year-round occupancy, reducing seasonal vacancies and increasing the community's ability to respond to change and sustain itself in the future.

### Complementing Existing Golf Resort Infrastructure and Topography:

The existing golf resort infrastructure may have the capacity to support a higher density of housing without compromising the quality of life for residents or the integrity of the resort's design. By allowing for smaller individual lots and units, the development can more effectively utilize available infrastructure, such as roads, utilities, and landscape, leading to a more efficient and organized community layout. Allowing smaller lot sizes will lessen the impact on the existing terrain by allowing increased density in areas where development will minimize disruption of the natural environment, and the developer can identify key vistas and scenic views that should be preserved as these add to the resort's appeal. Additionally, the proposed unit sizes can be designed to enhance the aesthetic appeal of the resort, ensuring the more compact homes or units are integrated thoughtfully into the topography.

### Preserving Open Space and Natural Surroundings:

Allowing for smaller lots and units will enable more land to remain as open space or preserved for environmental and recreational uses, such as green spaces, walking trails, or conservation areas. This is particularly important in a golf resort setting where maintaining access to natural landscapes and recreational amenities is a key aspect of the community's overall appeal. A more compact development also allows for better protection of sensitive natural features and ensures that the golf course and surrounding environmental assets are prioritized.

### Flexibility in Land Use and Unit Design to Meet Changing Market Demands:

The proposed changes in minimum parcel size, setbacks and heights will provide flexibility to adapt the development to changing market demands and trends. As preferences for smaller, low-maintenance, and energy-efficient homes continue to rise, the ability to offer smaller units within the golf resort community will allow the development to remain competitive and relevant in an evolving housing market. The Province of BC has identified an increase in housing units and increased energy efficiency as top priorities in their mandate and have introduced both legislative changes in the Local Government Act and regulatory changes in the BC Building Code to assist the private sector in creating more diverse housing types and more efficient buildings.

#### Supporting Economic Stability:

Smaller lots and a diverse range of housing and commercial options can also contribute to the economic vitality of the community by attracting more residents, visitors, and tourism-related activities. More homes within the golf resort support local businesses, services, and amenities, thereby generating increased demand for services such as retail, hospitality, and recreation. All of Vernon will benefit from increased tax revenue to support local government initiatives that will improve the city. The importance of local economic development is more apparent now than ever before.

#### Conclusion:

The proposed rezoning to allow for flexible zoning, smaller lots and a diversity of units within “The Rise” resort community represents a balanced approach to enhancing housing diversity, sustainability, and market appeal. It offers the flexibility to meet the needs of a wider range of residents while preserving the character of the resort environment, optimizing land use, and ensuring the long-term economic stability of the resort.