

Appendix B-1

Sunset Ranch Neighbourhood Plan

This neighbourhood plan was completed several years ago and the site is zoned accordingly. A copy of the neighbourhood plan “Sunset Ranch” can be viewed or purchased at the Regional District Planning Services Department offices. The Sunset Ranch CD zone (CD-1) can be viewed in the text of Zoning Bylaw #871, and on the zoning maps, both available at the Regional District website (www.regionaldistrict.com) in the Planning Department Section or at the Planning Services Department offices.

The following are key points from the completed Sunset Ranch Comprehensive Development Plan.

Overview

The plan was prepared in consideration of the Regional District's Ellison Area Official Community Plan and policies with respect to development on hillsides, adjacent to watercourses, integration of natural features and minimizing site disturbance and tree removal.

The plan builds on the key site conditions to create a comprehensively planned residential community with a maximum of 450 residential units. Of the total 99.24 hectares (245 acres) area encompassed by the Sunset Ranch development approximately 23 hectares (57 acres) are slated for residential development.

The concept development plan includes three residential categories incorporating a variety of unit types and densities. The following statistical summary details the approximate allocations of the proposed land uses.

Potential unit count/density

Development Cell	Area (hectares)	Area (acres)	Units
A – Cluster Villa	2.10	5.18	78
B – Cluster Villa	0.77	1.90	29
C – Cluster Villa	2.10	5.19	78
D – Cluster Villa	1.71	4.23	65
Subtotal	6.68	16.50	250
E- Cluster Estate	1.06	2.62	21
F- Cluster Estate	0.40	0.99	8
G- Cluster Estate	0.74	1.83	15
Subtotal	2.20	5.44	44
H - Single Family Cluster	2.48	6.13	27
I - Single Family Cluster	2.94	7.26	32
J- Single Family Cluster	2.24	5.53	25
K - Single Family Cluster	3.09	7.63	34
L - Single Family Cluster	3.45	8.52	38
Subtotal	14.20	35.07	156
Total	23.08	57.01	450

Gross density

99.24 hect./ 450 units = 4.53 Units/Gross hectare (1.8 units/gross acre)

Assumptions are:

1. Single Family Cluster Homes - 11 units/gross hectare
2. Cluster Estate Homes – 20 units/gross hectare
3. Cluster Villa Homes – 37.5 units/gross hectare
4. Total Approximate Area West Parcel 56.40 hectares
5. Total Approximate Area East Parcel 42.84 hectares
6. Total West Parcel Developed area - 11.84% (6.68 hectares)
7. Total East Parcel Developed area - 38.28 % (16.4 hectares)

Layout

The Illustrative Concept Plan “Figure 8” indicates development clusters and a conceptual layout for the new neighbourhood.

Parks and Open Space

The Illustrative Concept Plan “Figure8” identifies two potential public neighbourhood park siteds integrated by the linerar park/pathway network which will provide pedestrian connections between her esidential enclaves adjoining residential areas, Scotty Creek School and the new neighbourhood parks. The public trails will be dedicated to the Regional District.

The interface between the proposed residential enclaves and the neighbouring agricultural rangelands will be of significance to ensure a peaceful co-existence. Through extensive discussions with the Provincial Agricultural Land Commission a buffer/leave strip will be established along the east boundary of the development. The buffer/leave strip size and design will be developed through ongoing discussions with the Provincial Agricultural Land Commission.

Road Network

Anderson Road – A conceptual 2 lane collector road alignment for a proposed Anderson road extension was undertaken as part of the is study process. It was determined that a new east/west alignment could be accommodated within Ministry of Transportation standards (road grade of 8%) that conceptually would join with the existing Anderson road at the western entrance to the sunset Ranch Golf Course and extending through the Sunset Ranch property and joining with the Deadpine Sierra area. The proposed conceptual alignment has received endorsement from both the Provincial Agricultural Land Commission and the Ministry of Transportation.

On-site road network – Access to the golf course and residential enclaves will be from the new Anderson Road alignment. The internal road system will provide access to individual housing clusters and be designed within Ministry of Transportation strata development standards. Within these standards, the internal road system will be strategically placed to minimize site disturbance and maximize visual coherence. All of the internal traffic circulation will be entering and exiting the site from the main entrance off of Anderson Road. An emergency only exit is proposed for an alternative fire route connecting to Scotty Creek Road.

Traffic Generated by the proposed development – The “t” intersection of Old Vernon Road and Anderson Road will require improvement. An additional left turn lane will be added for southbound traffic on Anderson Road as well as intersection alignment improvements to correct the angle of the intersection to improve sight lines.

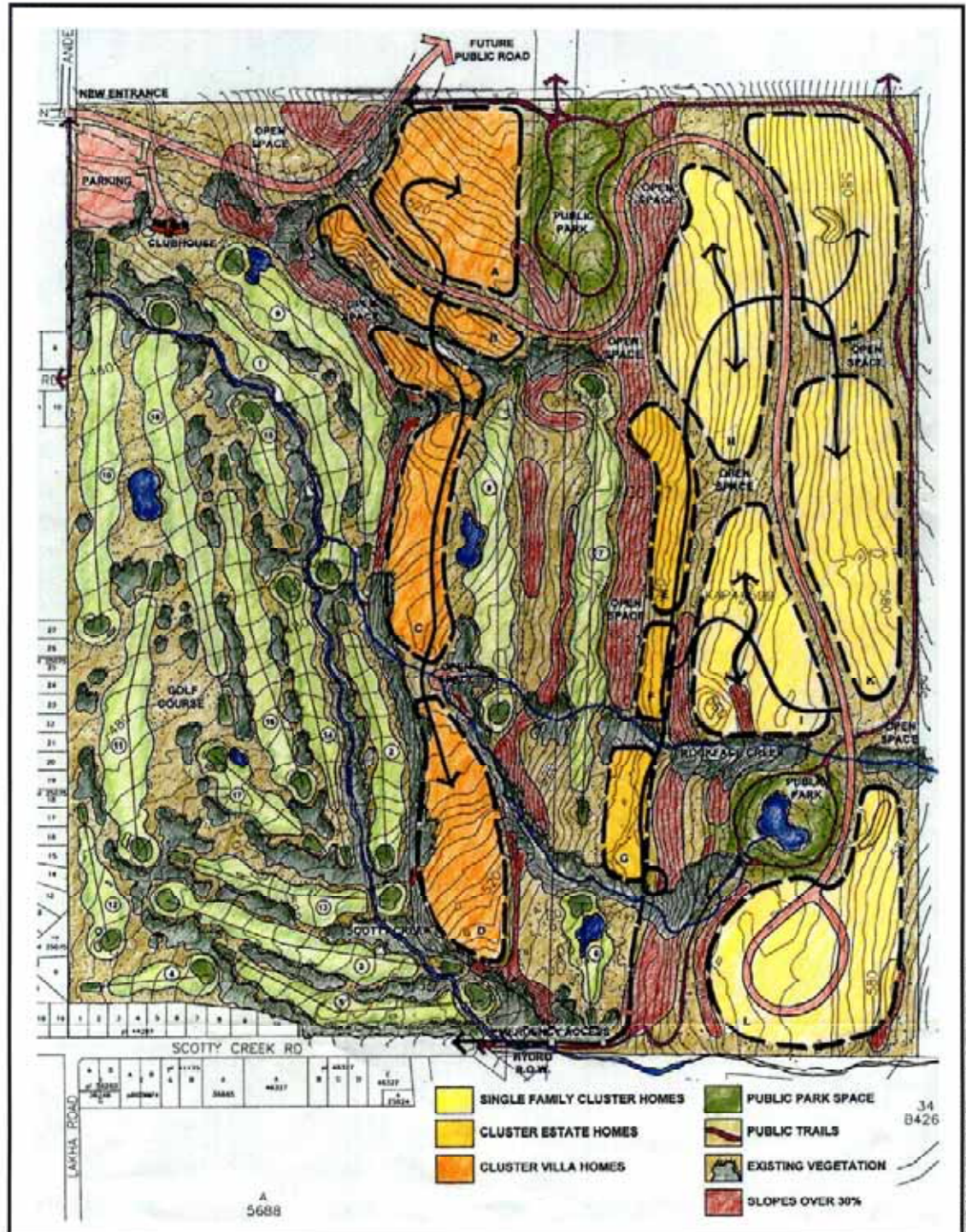
Implementation

The Regional District will prepare a comprehensive development zone with the purpose of providing for a residential golf course community based upon the Sunset Ranch Concept Development Plan.

The zone should contain the following principle permitted uses:

a)

NOTE – COMPLETE WITH REFERENCE TO POINT 2 PAGE 35 AND PUT IN KEY POINTS GOING ON FROM THERE.



SUNSET RANCH
CONCEPT DEVELOPMENT PLAN
ILLUSTRATIVE CONCEPT PLAN



Figure 8

TRUE
REGIONAL DISTRICT
OF CENTRAL OKANAGAN