



1315 TAPPEN VALLEY RD

PROPERTY OVERVIEW AND FEASIBILITY STUDY

May 29, 2024

Prepared By:
Franklin Engineering Ltd.

Prepared For:

██████████

██████████ @mountainsideearthworkscom

██████████

I. PROPERTY AND PROJECT OVERVIEW

Franklin Engineering Ltd. has been retained to act as Agent for a CSRD Official Community Plan (OCP) Amendment Application for the proposed development of 1315 Tappen Valley Rd in Tappen, BC Legally described as THE S E 1/4 OF SEC 30 TP 21 R 10 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXC PL H1442.

The lot is approximately 64.88 HA (160.32 Acres) total in size and lies within the Columbia Shuswap Regional District (CSRD). Approximately 30ha on the southern half of the property is within the current ALR boundary. The CSRD has no Zoning Bylaws for this area and the property falls under the Official Community Plan (OCP) Bylaw 725, ID- Industrial.

The application submitted is for development of the northern 30ha of this property which is mostly forested and located entirely outside of the ALR boundary. We are requesting an OCP Amendment to the norther 30ha only, from ID (Industrial) to RR2 (Rural Residential 2). The current goal of this OCP amendment is to provide house construction opportunities for extended family housing.

RR2 allows for detached and semi-detached housing at a maximum of one (1) per 2ha. The property would then have potential for fifteen (15) homes or for future subdivision of up to fifteen (15) 2ha lots. The likelihood of achieving fifteen (15) lots in a potential subdivision would be low when accounting for land required to develop roads and the steep topography of the NW corner of the property.

In past, the property was utilized by Orica, an explosives company based out of Australia. Orica was conducting industrial business on the property before the ALC incorporated parts of it into their boundary mapping. Orica continued to conduct its business as such until its closure just a few years ago.

1315 Tappen Valley Rd is now the site of the newly developing Recline Ridge Eco Park. The Eco Park is a business facility, providing a synergistic research & development environment for agricultural and environmental technology companies. It is currently the home of many businesses, some of which include Zion Growing Solutions Inc, True Earth Solutions, Tappen Valley Produce and a Lama Sanctuary. All works of Recline Ridge Eco Park partnered businesses are conducted on the lower southern portion of the property, fully outside of the 30ha that are included in our application.

Table of Contents

I. PROPERTY AND PROJECT OVERVIEW.....	2
1.0 INTRODUCTION	4
2.0 PROPERTY ZONING	4
3.0 ACCESS.....	4
4.0 SERVICING.....	4
5.0 POWER AND TELECOMMUNICATIONS.....	5
6.0 CONCLUSION.....	5
SCHEDULE A- SITE PHOTOS	6-7
SCHEDULE B- CURRENT OCP MAP	8
SCHEDULE C- PROPOSED OCP MAP.....	9
SCHEDULE D- STEEP SLOPES MAP	10
SCHEDULE E- AREA ORTHO MAP	11

1.0 INTRODUCTION

This report is intended to provide a property overview and demonstrate feasibility of future RR2 development at 1315 Tappen Valley Rd, Tappen, BC. The property legally described as THE S E 1/4 OF SEC 30 TP 21 R 10 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXC PL H1442 covers approximately 64.88ha (160.32 Acres) of land. The application submitted for OCP Amendment from ID- Industrial to RR2- Rural Residential 2 speaks only to the northern 30ha of land, outside of the ALR and in an area that is not being utilized by Recline Ridge Eco Park.

Properties directly neighboring 1315 Tappen Valley Rd consist of Rural Holdings (RH), Rural Resource (RSC), Rural Residential (RR) and Agriculture (AG) land use designations.

2.0 PROPERTY ZONING

The development is located within the Columbia Shuswap Regional District (CSRD). It is in an area with no zoning and the Official Community Plan (OCP) Bylaw No. 725 lists the property as ID- Industrial. ID- Industrial allows for a range of light industrial land uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine, and automobile repair.

The OCP Amendment Application requests a change of the northern 30ha of property to Rural Residential 2 (RR2), which allows for detached and semi-detached housing with 1 unit per 2ha (5 acres). This would allow for the development of 15 homes on property or for future subdivision of a maximum of fifteen (15) 2ha lots.

3.0 ACCESS

The property has access directly off Tappen Valley Rd. This access is extended well into the property and currently utilized by Recline Ridge Eco Park and its partnering businesses. The 30ha portion regarded in our application would be accessed by further extension of the existing onsite roadway.

4.0 SERVICING

The existing development of 1315 Tappen Valley Rd has water services from an intake (Granite Creek) and pumps, that moves water to a large reservoir. This property already has the capacity for a community water system, if ever required.

The property has existing onsite wastewater facilities which service the current usage. New home development in the RR2 area would consist of individual wastewater systems, as required.

It is the professional opinion of Franklin Engineering Ltd., who specialize in onsite wastewater system design, that this property can service the intended extended family home sites that would be allowable with an OCP Amendment to RR2.

Franklin Engineering Ltd. also believes that this property could service up to the maximum fifteen (15) home sites with individual wastewater systems and that subdivision of the property into 2ha lots would also give ample area to allow for individual onsite wastewater services.

5.0 POWER AND TELECOMMUNICATIONS

The development property is serviced with existing BC Hydro overhead powerline and telecommunication lines located at the lot line from the access driveway off Tappen Valley Rd. Future servicing would require coordination for proposed overhead or underground utility connections to each building and site, as required.

6.0 CONCLUSION

This report speaks to an overview of historical and existing usage of 1315 Tappen Valley Rd, Tappen BC as well as a brief feasibility study, conducted for the purpose of an OCP Amendment for the northern 30ha to change from ID- Industrial to RR2- Rural Residential 2, allowing for home construction for extended family.

If an RR2 land use designation can be achieved, up to a maximum fifteen (15) home sites or maximum fifteen (15) 2ha lots could be developed. Franklin Engineering's study of feasibility for this property concluded that required roads, water, power and telecommunication, and onsite wastewater servicing for the development could be achieved.

Further works would be required to determine the ideal building locations or to design a lot layout with road and grading.

Thank you for your time and consideration of our proposal.

Sincerely,



Samantha Mitchell
Project Manager
samantha@franklinengineering.ca
250.832.8380 ext9

Photo 1:
Northeast field of proposed RR2 Area



Photo 2:
Northwest forested section of
proposed RR2 area

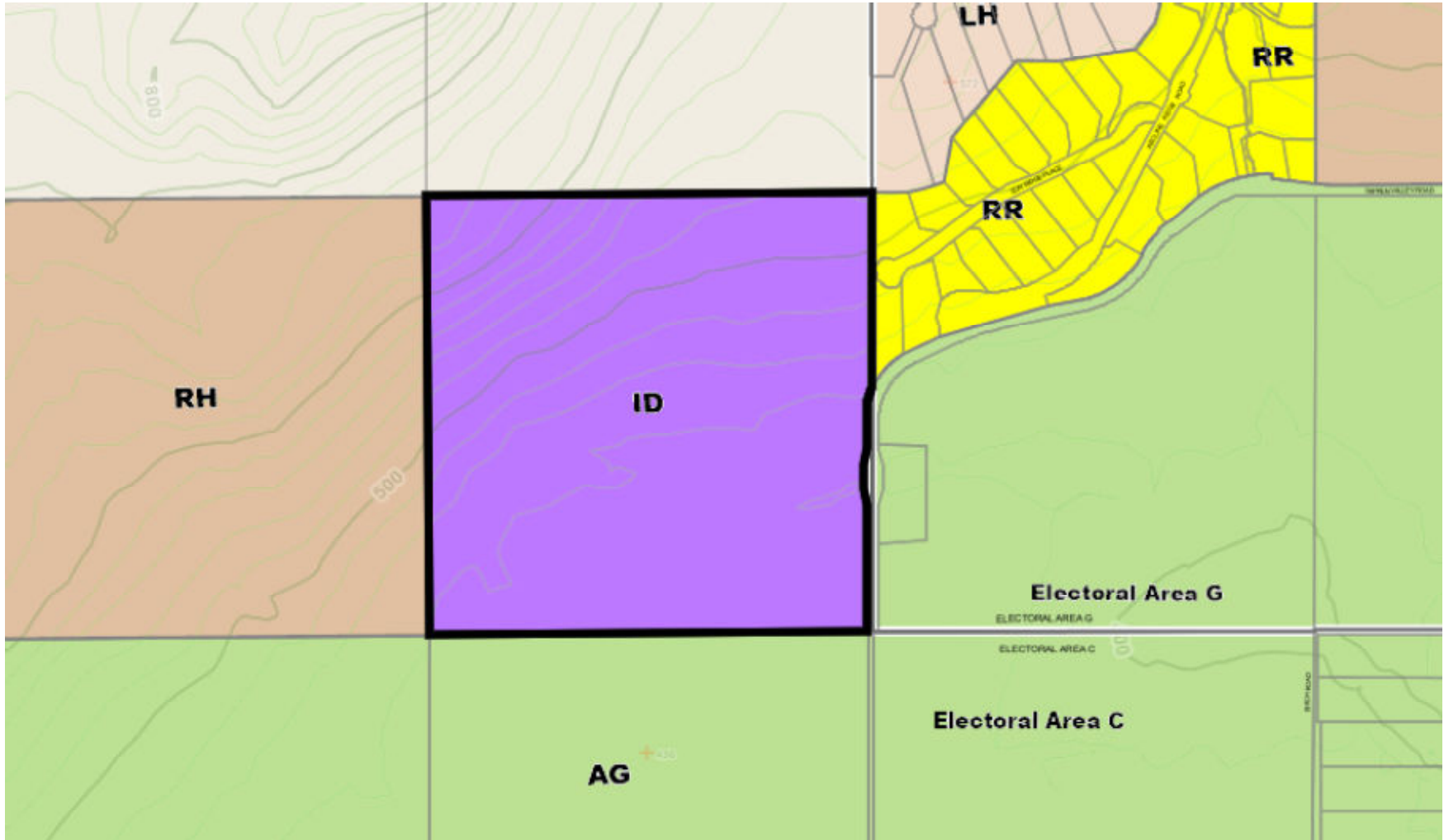


Photo 3:
Taken from the Northeast Field,
looking south towards the
Industrial/ALR area



Photo 4:
Looking Northwest towards entire
proposed RR2 area from the South
East property entrance off Tappen
Valley Rd







REV NO	REVISIONS	DATE	DRAWN	APPRD
1	ISSUED FOR INFORMATION	2023-10-18	NTJ	JJF
2	ISSUED FOR INFORMATION	2024-02-16	NTJ	JJF
3	ISSUED FOR INFORMATION	2024-05-24	NTJ	JJF



SITE PLAN

1315 TAPPEN VALLEY ROAD



DRAWN BY:	NTJ	DESIGN BY:	NTJ	DWG. NO.	1 OF 1
CHECKED BY:	JJF	APPROVED BY:	JJF	REV.	3
DATE:	2024-02-16				
		1:100H 1:100V			

PLOT DATE: May 28, 2024 - D:\2023\23-04-E-1315 Tappen Valley Rd - Terry Sulphur\DWG\23-124_1315 Tappen Valley Road_RS.dwg

