

Proposed Development Description

Prepared by: Rod Taylor

March 8, 2024

Lewis Green is a new rural residential development proposed in Sorrento, designed to increase year-round housing supply and serviced land in the area, a gap identified in the August 2020 *Housing Needs Report*. Lake and pastoral views range from good to amazing depending on the lot and elevation.

In keeping with the concern of housing attainability within the community, our proposal focuses on providing moderate lot sizes that help preserve the rural feel without adding unnecessarily to the overall cost of building a new home. According to the *Housing Needs Report* “the cost of new housing can be significantly reduced by limiting the amount of land that is required.” This is echoed in the same report with the recommended “low cost action” of allowing for smaller lot sizes. This will help make it more accessible for those entering the housing market as well as presenting an attractive option for those looking to downsize from larger homes or properties.

Preserving long term access to nature and outdoor recreation is central to the development. Much of the adjacent forest will be conserved for future generations, with a trail planned for walking or biking (non-motorized) next to the fresh year-round creek. This forest will be a wonderful opportunity to connect with nature and enjoy the great outdoors, as well as helping to preserve plant and animal habitat.

New deciduous trees will also be planted on the lots that directly adjoin the existing farm buildings next door for more separation and to add shade in the hot summer months.

We invite you to experience the beauty and comfort of Lewis Green for yourself. Close to nature and with neighbours near by, it may be the perfect place to call home.

160 Acres of Potential - Lewis Green at 1063 Fredrickson Road, Sorrento

Imagine a stretch of land with trees, a year-round creek, views and open spaces - caught between what it is and what it might become. Under current zoning, its future could be one of extraction. Picture the heavy machinery of a logging operation or a gravel pit. These uses would leave their mark: trails disrupted, trees gone, and the community kept at a distance. Or larger lots, 7- 8 country estates of about 20 acres each, which are too small for commercial farming and have no common space. But imagine a different path, one where this land becomes a neighbourhood of 22-25 one-hectare lots, connected by shared forests, trails and a shared vision.

This isn't just development; it's an invitation to create something lasting. Each lot is large enough to offer privacy and space for individual dreams - gardens, family homes, or quiet retreats. At the same time, the trails are an invitation to explore and connect. They wind through the property, encouraging neighbours to meet, families to walk together, and everyone to enjoy the natural beauty that defines the area.

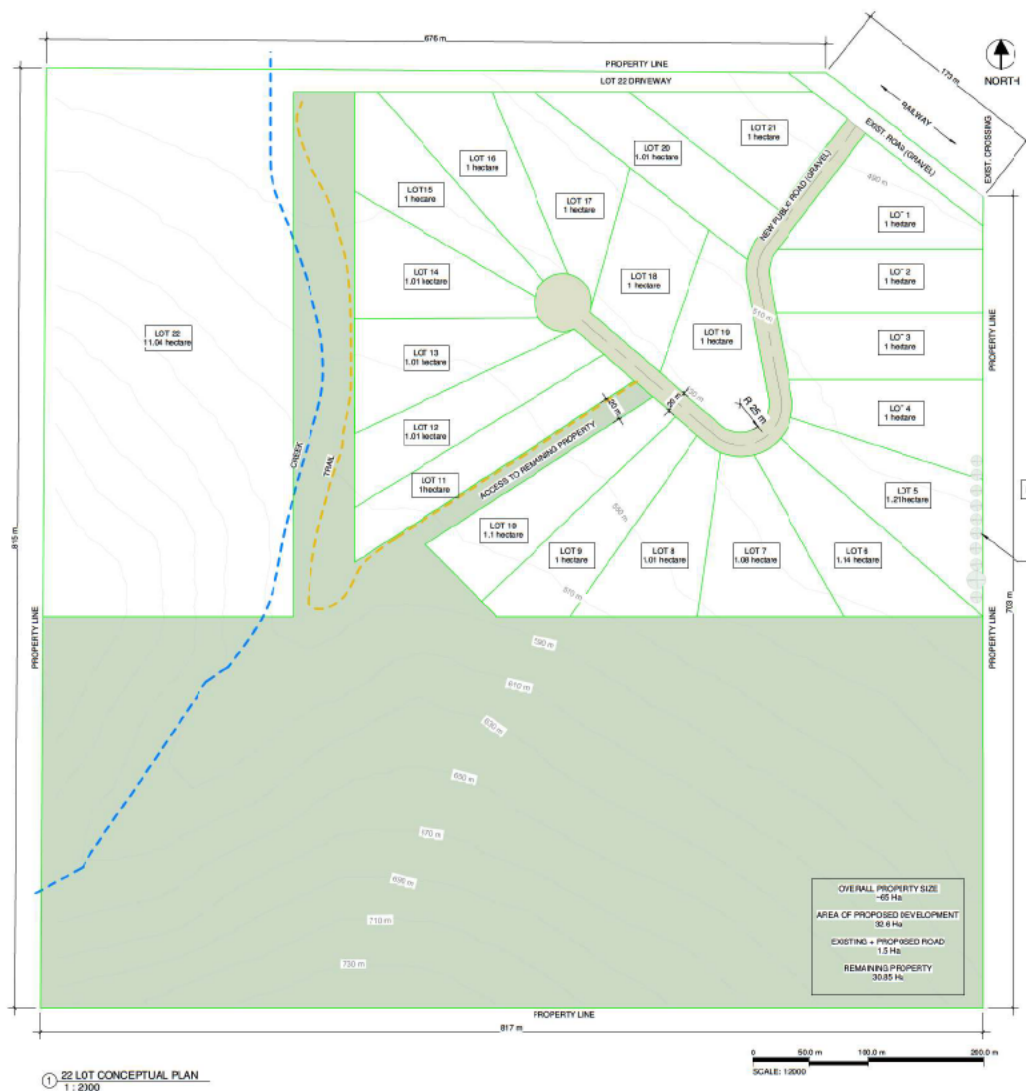
The plan respects the land's story. The Official Community Plan calls for thoughtful growth that preserves the rural character of the area. Instead of taking from the land, this proposal gives back by ensuring that trails, green spaces, and the natural landscape remain integral to its identity. Professionally designed water and septic systems ensure sustainability into the future with no necessary impact on, or connection to existing CSRD utilities.

Now consider the alternative. A gravel pit or logging operation serves a purpose but doesn't invite people in. These uses extract value but leave little behind for the community. Trails disappear, the land feels less welcoming, and the quiet appeal of life in a rural area diminishes.

Or larger lots with no common space which add unnecessarily to the cost of a new home, and ensure that only those with high income have access.

A neighbourhood, on the other hand, tells a different story. It brings new faces and energy—retirees looking for tranquility, families seeking space to grow, and other new residents drawn to the charm of the Shuswap. These right-sized lots create the possibility of a place where people don't just live; they belong. The shared trails aren't just pathways; they're connectors, turning neighbours into friends and a development into an extension of the existing community.

This plan doesn't carve into the land; it integrates with it. It turns 160 acres into something more - a place for stories, for connection, for a future that feels as natural as the trails themselves. The question isn't just about what the land will be. It's about the people it can bring together and what they'll create.



4 VIEW FROM A. (ON OVERVIEW BELOW)



3 VIEW FROM B. (ON OVERVIEW BELOW)



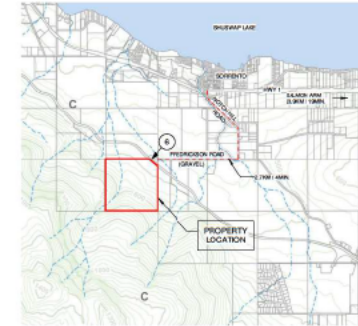
2 AERIAL IMAGE (CSRD 2023) W/ PROPOSED LAYOUT
1 : 5000

EXISTING PROPERTY

- TOTAL SIZE: ~160 ACRES
- WATER: TWO (2) EXISTING WATER LICENSES ON MOUNTAIN CREEK & FREDRICKSON SPRING. ORIGINALLY PROVIDED DOMESTIC AND FARM USE WATER SERVICE TO ALL BUILDINGS ON ADJACENT FARM, NOW SEPARATE AND CURRENTLY ONLY SERVING EXISTING MANUFACTURED HOME.
- ZONING: LARGE HOLDINGS
- CCP: RM - RURAL HOLDINGS
- NOT IN THE ALB

PROPOSED DEVELOPMENT OVERVIEW

- DESCRIPTION: APPROX. 21 RESIDENTIAL LOTS (1 HA) + 1 LOT @ ~11 HA
- NEW CCP ZONING (PROPOSED): RURAL RESIDENTIAL (1 HECTARE) LOTS, PER CSRD RECOMMENDATION
- THE REMAINING LOTS W/ PUBLIC ROAD, PHASED AS BEFO
- STARTING W/ LOWER ELEVATION LOTS
- WATER: INDIVIDUAL WELLS
- SANITARY SEWAGE DISPOSAL: INDIVIDUAL FIELDS
- ELECTRICAL & DATA: TBD (UNDERGROUND PREFERRED)



5 MAP OVERVIEW



6 OVERVIEW 2D IMAGE (EXISTING)



7 CSRD WEBMAP PROPERTY QR CODE

NO.	DATE	ISSUED FOR REVIEW
1	MAR 8, 2024	ISSUED FOR REVIEW



515 Silca Street, Nelson BC
www.rod-taylor-design.ca
250.354.4229

LEWIS GREEN SUBDIVISION DEVELOPMENT

ADDRESS: 1063 FREDRICKSON ROAD
LEGAL DESCRIPTION:
PID: 013-813-838 | Rol: 78906509000
THE NORTH E 1/4 SEC 9
TP 22 R 11 W OF THE 8TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT
EXC PLS 31 18973 & KAP79702

22 LOT CONCEPTUAL PLAN

DRAWING

A100