

LAND USE CONTRACT

THIS AGREEMENT made the 9th day of March, 1973

BETWEEN:

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
a Body Corporate under the laws of the
Province of British Columbia;

(Hereinafter called "Regional District")

OF THE FIRST PART

AND:

ROBERT WHITMAN PORTER, Businessman, of
6125 Collingwood Place, in the City of
Vancouver, Province of British Columbia;

(Hereinafter called the "Developer")

OF THE SECOND PART

WHEREAS the Regional District, pursuant to Section 702A of the Municipal Act, being Chapter 255 of the Revised Statutes of British Columbia, A.D. 1960 and Amendments thereto, may, notwithstanding any by-law of the Municipal, or Section 712 or 713 of the Municipal Act, enter into a land use contract containing such terms and conditions for the use and development of land as may be agreed upon with a developer, and thereafter the use and development of the land shall be in accordance with the land use contract;

AND WHEREAS the Municipal Act requires that the Board of the Regional District (hereinafter referred to as the "Board") consider the criteria as set out in Section 702(2) and 702A(1) in arriving at the terms, conditions and consideration contained in the land use contract;

AND WHEREAS the Developer has presented to the Board a scheme of use and development of the within described lands and premises that would be in contravention of a by-law of the Regional District or Section 712 or 713 of the Municipal Act or both, and has requested that the Regional District enter into this contract under the terms, conditions and for the consideration hereinafter set forth;

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AND WHEREAS all other by-laws of the Regional District as the same relate to and regulate the use of the above described lands are thereby waived or varied to the extent necessary to give effect to the terms and conditions set forth herein;

AND WHEREAS the Board, having given due consideration to the criteria set forth in Sections 702(2) and 702A(1) of the Municipal Act, have agreed to the terms, conditions and consideration herein contained;

AND WHEREAS the lands hereinafter described lie within the area designated by "Electoral Area "D" Zoning By-Law Number 100, 1970" as a "Development Area";

AND WHEREAS the Board and the Developer both acknowledge that the Regional District could not enter into this Agreement, until the Board held a public hearing in relation to this Agreement, and considered any opinions expressed at such hearing, and unless duly passed by the members of the Board of the Regional District;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and conditions and covenants hereinafter set forth, the Regional District and the Developer covenant and agree as follows:-

1. The Developer, is the registered owner in fee simple of all and singular those certain parcels or tracts of land and premises, situate, lying and being in the Kettle River Assessment District, and within the Regional District of Okanagan Similkameen, and more particularly known and described as:

Certificate of Title No. 249830F covering
Firstly: West 1/2 of the East 1/2 and the
East 1/2 of the West 1/2 of Section 3
Secondly: N.E. 1/4 of N.E. 1/4 of Section 3
Thirdly: S.E. 1/4 of S.E. 1/4 of Section 10,
all of Township 88, Similkameen (formerly
Osoyoos Division Yale District).

Certificate of Title No. 12726F covering
District Lot 2463"S", Similkameen Division
Yale District.

(Hereinafter referred to as the "lands").

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and the developer has obtained the consent of all persons having a registered interest in the lands, to the use and development set forth herein.

2. That this Land Use Contract is issued pursuant to the provisions of Section 702A of the Municipal Act and Electoral Area "D" Zoning Bylaw No. 100, 1970 of the Regional District.

3. The land including the surface of water and any and all buildings and structures erected thereon, thereover or therein shall be used for the purpose specified in Schedule "A" hereto and for none other.

4. That the buildings, structures and recreational facilities described in Schedule "A" and shown on the attached Plan marked Schedule "B" hereto, shall not be used by the general public, or by the owner for commercial purposes and shall be used only by the owner, by the residents of the development, prospective members, guests, and members of a private golf club and/or riding academy, based on the lands.

5. All buildings and structures shall be constructed within the area outlined in red on the said Schedule "B" and in compliance with and according to the said Schedule "B" and no building or structure shall be constructed, re-constructed, altered or extended upon the lands except in compliance with the specifications set out in the said Schedule "B". In the case of the Community Lodge, renovations, alterations and additions not exceeding 25% of the existing floor area are permitted. The specific location of dwellings may be varied according to site conditions, provided that the general concept is maintained and the maximum number of dwelling units, other than in the Community Lodge, is 150.

6. No dwelling unit shall be constructed on the said lands until the Developer has obtained, in respect of the supply of water, a Certificate of Public Convenience and Necessity from the Public Utilities Commission for the development or stage of development within which the dwelling unit is to be constructed.

7. Prior to the commencement of any building or structure a permit to commence such building or structure shall be obtained from the Regional District building inspector and all construction shall be in accordance with the National Building Code of Canada, 1970, and subsequent amendments thereto, except as such are duly altered or deleted by the Regional District.

E.E.V.

8. The Developer shall develop, maintain and operate the lands according to the provisions and statements contained in the "Proposal for Development" attached as Schedule "C" hereto, except as altered, amended or superseded by this contract.

9. The Developer shall dedicate as Highway that portion of the existing roadway known as White Lake Road which runs through the lands herein to a minimum of sixty-six (66') feet in accordance with the requirements of the Department of Highways of the Province of British Columbia. All other roads within the lands shall remain as private property but shall be developed and maintained by the Developer, who shall as well be responsible for snow removal.

10. All landscaping, surface treatments, fences, drains, ditches and utilities installations shall be developed and constructed so that minimum disturbance is caused to the natural environment, and adequate restoration methods shall be employed should there be any such disturbance resulting from development or construction activities.

11. The Developer shall develop, maintain and operate all works and services necessary to the development and use of the lands for the purposes herein set forth, and without limiting the generality of the foregoing, such works and services include water supply, sewage disposal, fire protection, gas, electricity, telephone and television systems, roads, parks, trails and recreational facilities.

12. The entire cost of the development, maintenance and operation of the lands herein as provided for and contemplated by this contract shall be the responsibility of and be paid for by the Developer.

13. With respect to the following works, services and utilities the following provisions shall apply:-

(a) Water Supply - A piped water supply will be provided to and developed within each dwelling unit.

(b) Sewage Disposal - Prior to the commencement of any construction of a cottage or dwelling unit, the Developer shall obtain a permit

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issued pursuant to the Provincial Regulations governing sewage disposal and pursuant to the Health Act of the Province of British Columbia.

(c) Refuse Disposal -- All domestic refuse shall be collected and hauled on a weekly basis by the Developer to a Regional District Refuse Disposal Site designated by the Regional District and the Developer shall pay the Regional District a fee for the use of the disposal site.

(d) Parking -- In addition to the parking areas required by Schedule "B" for recreational activities, sufficient parking areas will be provided on site to accommodate two vehicles per cottage or dwelling unit. These areas may be grouped, but shall be in the general vicinity of each cottage area.

14. The intent of this section is to restrict the installation and use of those types of electrical equipment and devices on the lands that could cause radio interference with observations at the site of the Dominion Radio Astrophysical Observatory, hereinafter referred to as the "Observatory". The term "suppress" is defined to mean the installation of shielding, grounding or filters on electrical equipment to reduce the emission of radio interference to levels acceptable to the Observatory.

(1) The Electrical Power Distribution System

The electrical system shall at all times adhere rigidly to the current CSA Standard C22.1 and all applicable local and provincial regulations.

(a) All electrical distribution wiring shall be buried. Where it is impractical to bury the wiring, above ground installations may be made using either or both of the following methods --

- (i) Conductors to be run in RIGID conduit (electrical metallic tubing NOT acceptable).
- (ii) Metallic sheathed cable, e.g. mineral insulated cable, lead sheathed cable, aluminum sheathed cable.

NOTE: Metallic sheathed cable is not to be run in rigid conduit unless the cable be provided with an insulated outer jacket.

(b) The following wiring methods are NOT acceptable under any circumstances, - open wiring, knob and tube, non-metallic sheathed cable, use of race-ways other than rigid conduit.

(c) All junction boxes must be so located as to be readily accessible for inspection and maintenance.

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- (d) All junction, outlet and switch boxes to be of rigid metal construction, e.g. 1110 and 2020 utility boxes, (sectional boxes NOT allowed). All cover plates shall be of solid metal construction.
- (e) Panels and hinged doors on service boxes to be bonded to the grounded service conductor.

(2) Permanent Electrical Installations and Household Appliances.

- (a) All electric motors such as those used for pumps and for furnace and air conditioner blowers shall be of the induction type. Where this is not possible, the sparking contacts of commutator or slip ring type motors shall be suppressed.
- (b) The metal frames of fixed household appliances such as stoves, refrigerators, deep freeze units, and air conditioners shall be grounded.
- (c) All thermostats for permanently wired electric heating and air conditioning, or electrical control of heating shall be wall mounted types and suppressed if necessary.
- (d) Units larger than 5 HP electrical capacity shall be induction type.
- (e) It is acknowledged that it is often impossible to obtain common household appliances (electric hedge clippers and lawn mowers, food mixers, electric razors, electric blankets, etc.) that do not emit some electrical interference. Radiation from these devices may be much more severe when they are connected to the electrical service by long lengths of unshielded cable. When interference from such devices is detected (see Subsection (6)), the use of the device shall be discontinued until suppressed.

(3) Prohibited Electrical Equipment

The use of the following types of electrical equipment is prohibited:

- (a) All radio transmitters, such as amateur (ham radio) transmitters, "walkie-talkies", remote control devices, etc.
- (b) Electrical therapy machines operating by means of a spark.
- (c) All SCR type lamp dimmers and controllers.
- (d) Fluorescent lights, and neon, mercury vapor or other gas discharge lamps.

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- (e) Arc welding equipment
 - (f) Spark type furnace starters
 - (g) RF cooking equipment (microwave ovens)
 - (h) Ultrasonic cleaners.
- (4) The use of spark plug type internal combustion engines
- Equipment using spark plug type internal combustion engines, other than private automobiles or vehicles and equipment specified elsewhere in this contract, is prohibited. This shall include the following but not so as to exclude similar types which are not definitely specified:
- (a) Trail bikes
 - (b) Snowmobiles
 - (c) Chain saws
 - (d) Power boats
 - (e) Dune buggies
 - (f) Portable electric power generators
- (5) Construction and Maintenance Equipment
- All construction and maintenance equipment (trucks, etc.) that employ spark plug type ignition systems, used by the Developer or by the Developer or by contractors on the lands, shall have said ignition systems suppressed.
- (6) The staff of the Observatory shall have the right of access to the lands for the purpose of locating interfering devices. When the Developer and the Regional District are notified in writing by the Observatory of the location of an interfering device the Developer shall undertake to remove or suppress the device within four days. Such devices shall include any temporary installations. In such circumstances, the Observatory will provide technical advice.
- (7) All television reception at the land site shall be provided by means of a properly engineered community TV antenna and buried coaxial cable distribution system. All television sets shall meet the Radio Act Regulations invoked on April 1, 1972 (SOR-167-407).
- (8) The motors of golf carts shall be suppressed.
- (9) The restrictions and prohibitions of Section 14 shall be included in each contract between the Developer and the buyers who purchase, lease, rent, or otherwise arrange to occupy lots on the Lands.

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(10) Regulations contained in the current Radio Act of Canada shall be rigidly enforced.

15. If, in the opinion of the Board, the Developer shall at any time and from time to time fail to comply with or fail to develop and maintain the lands or fail to provide the services as required by the provisions of this contract, the Regional District may, without notice to the Developer, enter upon the lands and rectify such default without incurring any liability to the Developer and the cost to the Regional District for so doing shall be immediately paid by the Developer and until paid shall be a charge by the Regional District against the said lands.

16. That in the interpretation of this Agreement all definitions or words and phrases contained in the Electoral Area "D" Zoning Bylaw No. 100 of the Regional District, as amended from time to time, shall apply to this Land Use Contract and to the Schedules hereto.

17. This Agreement shall be construed as running with the land and shall be registered in the Land Registry Office, Kamloops, British Columbia by the Regional District pursuant to the provisions of Section 702A(4) of the Municipal Act.

18. That the Developer shall pay to the Regional District all costs incurred in the preparation and registration of this Contract.

19. That this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns, and wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties hereto so require.

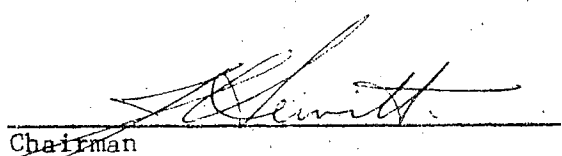
E.E.P.

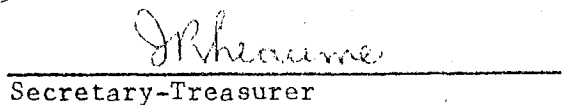
A public hearing on this Agreement was held on the
13th day of February, 1973 at Kaleden, B C.

This Agreement was approved on the 22nd day of February,
1973 by a vote of two-thirds of all of the members of the Regional Board
of the Regional District of Okanagan-Similkameen.

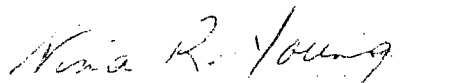
IN WITNESS WHEREOF the parties hereto have hereunto set their
hands and seals the day and year first above written.

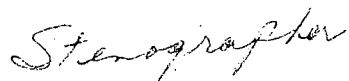
THE CORPORATE SEAL OF THE REGIONAL
DISTRICT OF OKANAGAN-SIMILKAMEEN
was hereunto affixed in the
presence of:

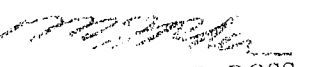

Chairman

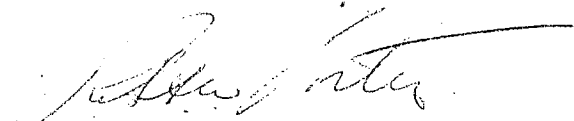

Secretary-Treasurer

SIGNED, SEALED AND DELIVERED by
ROBERT WITMAN PORTER in the
presence of:


1415 Linn St.
Penticton, B.C.


Stenographer

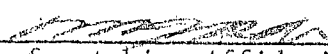

MICHAEL J. R. ROSS
Suite 107, 304 Martin St.
Penticton, B. C.
Barrister & Solicitor


ROBERT WHITMAN PORTER

ACKNOWLEDGEMENT OF MAKER

I HEREBY CERTIFY that on the 9th day of March, A.D. 1973, at Penticton, in the Province of British Columbia, ROBERT WHITMAN PORTER, who is personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily and that he is of the full age of nineteen years.

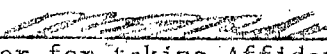
IN TESTIMONY WHEREOF I have hereunto set my hand ~~and seal of office~~ at Penticton, in the Province of British Columbia, this 9th day of March, in the year of our Lord one thousand nine hundred and seventy-three.


A Commissioner for taking Affidavits within the Province of British Columbia.

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that on the 9th day of March, A.D. 1973 at Penticton, in the Province of British Columbia, JAMES RHEAUME who is personally known to me appeared before me and acknowledged to me that he is the Secretary-Treasurer of the REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN and that he is the person who subscribed his name to the annexed instrument as Secretary-Treasurer of the said REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN and affixed the seal of the said Company to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

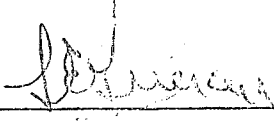
IN TESTIMONY WHEREOF I have hereunto set my hand ~~and seal of office~~ at Penticton, in the Province of British Columbia, this 9th day of March, in the year of our Lord one thousand nine hundred and seventy-three.


A Commissioner for taking Affidavits within the Province of British Columbia.

Re: Easement E1/2 of W 1/2 of Section 3
Section 10, Township 88, SDYD

We, West Kootenay Power and Light Company Limited,
holders of the above easement, consent to the Regional
District of Okanagan-Similkameen entering into the attached
Land Use Contract with Robert Whitman Porter.

March 9, 1973.


District Superintendent
West Kootenay Power and Light
Company Limited

8.8.40

DATED: , 1973

BETWEEN:

REGIONAL DISTRICT OF
OKANAGAN-SIMILKAMEEN

AND:

ROBERT WHITMAN PORTER

LAND USE CONTRACT

KINSMAN, MACDONALD & MOTT

BARRISTERS AND SOLICITORS

SUITE 107, 204 MARTIN STREET

PRANDELL, B.C.

PSM/lh

SCHEDULE "A"

PERMITTED USES

Single family dwellings
Semi-detached dwellings
Row houses
Community lodge (existing)

Golf course
Tennis courts
Field games
Swimming pool
Change rooms and sauna
Surfaced terrace play space
Community garden
Greenhouse
Stables and corrals for horses
Agriculture

Compost pile, which shall be adequately fenced
to keep animals out.

Accessory buildings, such as tool sheds, equipment
sheds, storage reservoirs, pump house.

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SCHEDULE "C"

"PROPOSAL FOR DEVELOPMENT"

TANNER / ARCHITECT

PRESENTATION OF CONCEPT AND PROPOSAL FOR DEVELOPMENT FOR
ST. ANDREWS . . . A RECREATION AND RETIREMENT DEVELOPMENT

LOCATION: St. Andrews is located in the southern end of the Okanagan, about 12 miles south of Penticton.

AMOUNT OF PROPERTY: The land to be developed includes a freehold assemblage of 560 acres. Leased lands to the east and west total 478 acres and a considerable amount of open range and reserve land further extends the recreational boundaries and protects the site from encroaching development.

PHYSICAL DESCRIPTION OF SITE: The general geography of the district is strikingly diverse with mountains rising above the valleys by as much as 2,800 feet in some locations. Numerous lakes are scattered through the hills and valleys.

St. Andrews is set in and beside a grassy valley with a string of small lakes. The hills, rising dramatically above the valley, form a variety of smaller valleys, ravines, draws, benches and plateaus. There are several peaks and ridges on the property which stand 200 feet, 300 feet or more above the valley floor. The site is given a strong sense of its own bounds and completeness by the recession of the surrounding mountains. The variety of growth includes grasses in the floor of the valley, rolling hillsides covered by wild flowers, sagebrush, small bushes, grass, and, in those areas most exposed to the sun, small cactus. The bottoms of the draws are filled with a dense growth, largely deciduous, with fir stands appearing slightly above when afforded some shade. Large areas of the hillsides and hilltops are dotted with pine.

Rock outcroppings are spotted throughout the site, sprinkled with a growth of wild flowers.

Signs of deer, bear and coyote are found. Fish abound in the lakes.

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GOALS OF DEVELOPMENT: The creation of a community in this secluded valley will provide people with the opportunity of contact with nature from a serviced communal base. Development is intended to provide access to this diverse natural environment.

ACCESS TO NATURAL ENVIRONMENT: The existing ecological balances are one of the assets of the site and preservation of the natural environment is fundamental to the development. Development would support the simpler human relationships of life and harmony with nature.

PEOPLE: The envisioned community would be made up of two groups of people who seek involvement with nature as recreation.

St. Andrews is seen as a retirement and recreational community where one group of people would spend weekends and vacations, as well as large portions of their summers. The second group comprising 20-35% of the community would be retired people whose permanent home will be on the property.

The community is seen to be primarily family oriented, including all ages. It is hoped that the project will appeal to and be available to a broad cross section of people.

YEAR ROUND USE: Winter use of the facilities is expected to maintain and augment the breadth of the involvement with the land. While it is expected that the winter months would have diminished numbers of people, the usually good wintertime accessibility of the site will certainly allow year-round activity. Winter activities will be concentrated in and around the lodge and will largely be of a cultural nature catering specifically to the resident retired people.

Though the development looks primarily toward the continued but visiting resident, there is seen a place in the community for a limited number of permanent residents who share in the visions of the project. These might include retired people

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or individuals who are free to reside in this region, but the project is not to be developed for suburban or daily commuter use, which is understood to have conflicting needs and interests.

POPULATION DESIGN
CRITERIA:

Maximum development would be reached when there were 175 units. Optimum development might occur sooner. It would best be determined by the resident population after various stages of development.

Plans to undertake this development are at this time premised on a starting venture for a limited number of units -- which might be as small as six or ten units -- reaching the designed capacity after several years of growth.

CORPORATION:

Present plans foresee a condominium type of ownership by individuals holding voting shares in the Corporation. The Corporation, under the guidance of a Board of Directors, will carry out the development, maintenance and operation of all the common areas (all areas except the maintenance and operation of the individual dwelling unit).

PROPOSED DWELLING
UNITS:

Dwelling units are to be clustered in selected areas around the site. Clusters will encompass one, two, three or four units. Each unit will be developed to possess a clear sense of its own unique and personal relationship to its surroundings, with direct on-grade access and a definite sense of privacy.

Units will have a common simplicity of internal planning based on the versatility of an ample, yet cozy, family room (including kitchen functions), with auxiliary spaces for sleeping, toilet and storage.

This planning simplicity is to be carried outside to provide forms and materials which will work to make the buildings a part of the landscape.

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LODGE:

A community lodge will provide a central facility for indoors activities, socializing, crafts, cooking and other projects, at the option and disposal of the members. A number of sleeping rooms with private baths will be available to members who wish to house guests.

Three sides of the lodge have large sun decks giving access to the outdoors, overlooking the valley.

ACTIVITIES:

The common core of activity in the community is foreseen as arising from the many aspects of the rich and diverse environment.

The hills and adjacent lands provide a wealth of material to consume the interest of the nature fan.

A rich harvest potential offers an ideal opportunity for community projects: preserving fruit, making jams, winemaking, etc.

Ample space is provided for vigorous outdoors activity: hiking, climbing, horseback riding, field games, swimming, ice skating, tobogganing, etc.

The location is convenient to a variety of resources within a short drive: Twin Lakes Golf Course, Okanagan Falls Provincial Park, Okanagan and Skaha Lakes, Apex Ski Complex, a variety of small lakes, mountain peaks and other recreational resources in the Southern Okanagan country.

The lodge and recreation rooms will provide space for activities such as cards, games, lectures, handcrafts, woodworking and the like.

VALLEY FLOOR:

The floor of the valley is conceived of as the living room of the community. A meandering grassland, interspersed with water, it will serve as a common, unifying amenity running the length of the site, north to south. It will at once be the location

E. E. 40.

of the developed recreational facilities and a buffer to separate the community from White Lake Road.

Development Proposals for the valley floor include:

Several Holes of Golf.

Tennis Courts.

Level mown grass area for field games.

Inter-connected lakes stocked with fish
and provided with fish spawning run.

Prather Lake (largest lake) to be used for
swimming and boating.

Swimming Pool.

Change Rooms and sauna.

Surfaced terrace play space.

Large community garden.

Green House.

STABLES:

An auxiliary facility for stabling horses -- and perhaps supporting a general interest in animal husbandry, would be well located on the southern portion of the site, west of White Lake Road, if sufficient interest was to develop.

SERVICES

INTERNAL AUTO ROADS: Auto access within the site is projected to be by gravelled roads. In most cases the road will be brought into close range to the unit. Main roads, where serving a large number of units will be built to a width of about 16 feet. Where the number of units is reduced, the widths are recommended to be reduced to 10 or 12 feet with areas for cars to pass conveniently and safely located. Roads will be built to blend with and conform to the landscape. The site contains an ideal gravelly sub strata for roads in nearly all areas. There also exists an ample supply of fractured shale which is of a particularly suitable colour and emits very little dust.

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For a small number of dwelling sites auto access is not proposed due to the steepness of the hills or the lack of room for adequate road building without disfiguring cut and fill. In these cases a 6 foot wide, gravelled trail will be built, suitable for a trail climbing vehicle or a tractor with a small trailer which will be available for community use.

PEDESTRIAN:

It is hoped that pedestrian circulation will be encouraged. Where a volume of foot traffic is generated, it is proposed that a foot path be developed to avoid frequent trampling of the brush which is ruinous to some types of undergrowth. By careful planning, comfortable and convenient routes could encourage use of the foot paths. Because foot traffic is subject to change, it is proposed that the community would continue a program of developing and maintaining foot paths.

MAINTENANCE:

The Corporation will be equipped to maintain the roads and trails and keep them in year-round use. The Corporation will also do its own maintenance of the grounds, water distribution, lakes, sewage disposal and general upkeep of buildings.

Initially the project will include a Resident Caretaker capable of administering the maintenance program, collecting garbage, guaranteeing fire protection and effecting emergency repairs. The Caretaker will live in the central area of the site, near the lodge.

As the project is expanded it is planned that a second family join the staff to assume an increasing maintenance program.

In many cases much of the community's general maintenance will be done by the residents themselves as it is seen to be an extension of the goals of a harmonious living environment.

FIRE FIGHTING:

St. Andrews will provide its own fire protection; members of the community will be participants in a "Volunteer Fire Department". It is proposed that the staff and residents

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receive instructions in the use of available fire fighting equipment, and that the community seek the assistance of the Junior Fire Warden's Program.

Each dwelling is planned to include a garden hose, protected and available for year-round use. A fire fighting trailer equipped to fight fires in buildings, brush and forest should be maintained in the lodge area, ready to be taken to any fires by a light truck or tractor.

GARBAGE:

So far as is practical, it is proposed that garbage will be segregated, compostable material to be placed in a community compost pile -- to be developed away from individual or common habitation.

Staff personnel will use a community owned service vehicle to collect garbage on a regular basis. It will be delivered to the regional garbage dump.

SEWAGE:

The rich humus topsoil over well drained, gravelly underbearing is generally available in all areas where dwellings are to be erected and is particularly suitable to receive effluent from the septic system.

Wherever advantageous, it is intended that sewage from several units be collected into a common system, with a larger capacity tank and field.

WATER:

Probably the abundance of the water supply is the strongest feature which gives this site its particular richness. The valley forms a collecting basin, fed by a subterranean system of supply coming down the ravines and draws from the surrounding hills. It has been suggested by a Consulting Engineer that this system ought to be fully adequate on a year-round basis. The domestic water system will be supplied from the single well in the area north of Prather Lake. The piping system would be coupled to large storage tanks located on the surrounding hilltops.

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The owner of the property at this time also holds first water rights to a lake located atop Mount McLellan, immediately east of the site.

ELECTRICAL POWER: West Kootenay Power and Light Company's power lines -- serving the Radio Telescope south of the site -- cross the property following the general route of White Lake Road.

Electrical power will be used for heating, lighting and general domestic use.

TELEPHONE: Telephone service is available at the site and is proposed to be available to the dwelling sites.

**UNDERGROUND
SERVICING:** So far as is practical, it is urged that all electrical and telephone transmission distribution within the site be provided underground. The primary service lines below the tree line will be buried near the road way. Service to the outlying and upper levels where a great deal of rocky outcroppings occur is not practical.

PROPANE GAS: The lodge is now served with propane gas as an alternate heating and cooking source.

SHOPPING FACILITIES: Penticton offers a generally complete variety of stores for convenience shopping about twelve miles from the site; groceries, gasoline and a limited range of sundries are available at Okanagan Falls, six miles by auto or three miles on horseback.

Z.E.P.

November 15, 1971

PRESENTATION OF CONCEPT AND PROPOSAL FOR
DEVELOPMENT FOR ST. ANDREWS ... A RECREATION
AND RETIREMENT DEVELOPMENT

Proposed Water
Distribution:

It is proposed that water will be pumped from the well located north of Prather Lake, to two storage tanks located in area 2 and 5 as shown on plans.

From the storage tanks a looped underground distribution system will be provided for fire protection and domestic water usage. The distribution system will generally follow the routing of the proposed roads.

The distribution system mains will be sized for the total development, and is to be constructed in phases as the development progresses.

From the distribution system - domestic service lines to individual units is to be provided.

Generally, materials for the distribution system will be of transite pipe with copper services to individual units.

3.3.4P

SCHEDULE "B"

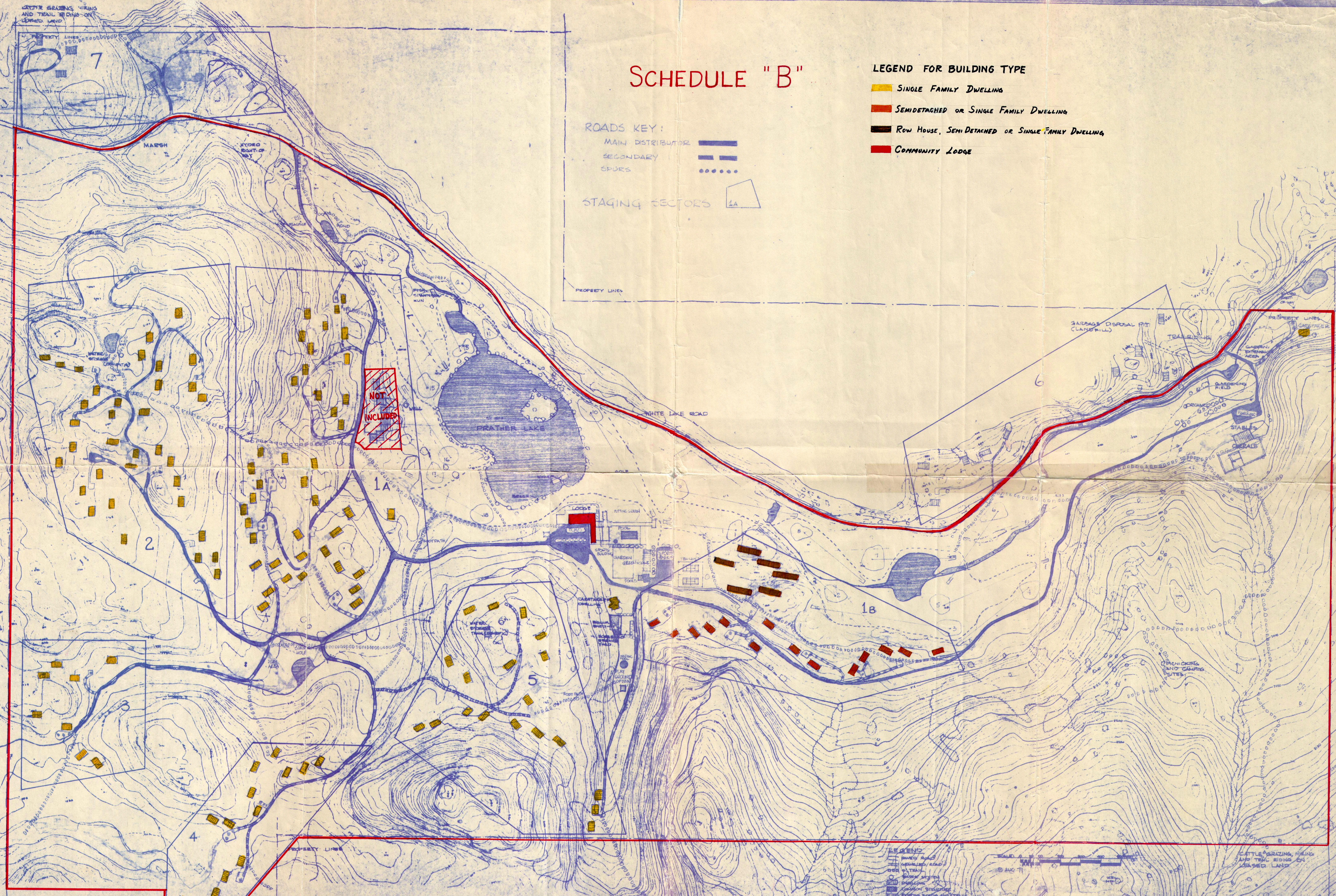
LEGEND FOR BUILDING TYPE

- SINGLE FAMILY DWELLING
- SEMIDETACHED OR SINGLE FAMILY DWELLING
- ROW HOUSE, SEMI DETACHED OR SINGLE FAMILY DWELLING
- COMMUNITY LODGE

ROADS KEY:

- MAIN DISTRIBUTOR
- SECONDARY
- SPURS

STAGING SECTORS



ST. ANDREW'S RECREATION DEVELOPMENT



TANNER/architect

vancouver b.c.