



FUNCTIONAL SERVICING REPORT

April 25, 2025 | Revision 2

PROPOSED INDUSTRIAL SUBDIVISION DEVELOPMENT

Submitted to: Denciti Development Corporation
Prepared by McElhanney Ltd.

KELOWNA SPRINGS GOLF COURSE LANDS 480 PENNO ROAD KELOWNA, BC

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1.0 INTRODUCTION

McElhanney Ltd. (ML) was retained by Denciti Development Corporation (Denciti) to assist with civil engineering due diligence investigations for their proposed industrial subdivision development project located at 480 Penno Road, currently operating as the Kelowna Springs Golf Club, within the City of Kelowna.

2.0 FUNCTIONAL SERVICING REPORT INTENT

This Functional Servicing Report 'FSR' is intended to present schematic design concepts to demonstrate how the site may be serviced and developed in keeping with its physical properties and the applicable regulatory requirements (i.e. City of Kelowna, bylaws, BC building code, etc.).

The design concepts presented herein represent a first step in the design process and do not represent detailed engineering designs for the project. Detailed designs will be prepared and submitted to the City of Kelowna and all other required regulatory agencies in due course following applicable land use approvals processes.

3.0 PROJECT SETTING

The development site is comprised of one lot:

- i. 480 Penno Road (Legal: Plan EPP41714).
- ii. The subject lands opened as a golf course in 1990 and are currently operating as the Kelowna Springs Golf Club.



Figure 1 – Subject Lands



Figure 2 – Subject Lands: Rendering of Original Ground Surface

The subject lands comprise approximately 43.10 hectares (~106.5 acres) in total. The lands are currently zoned P3 – Parks and Open Space. Kelowna’s current 2040 Official Community Plan (January 10, 2022) identifies the site as REC – Private Recreational. We understand that Denciti is planning to re-zone and subdivide the property to create an industrial development on the western (front nine holes) portion of site. The eastern (back nine holes) portion of the property will remain a nine hole golf course. A property report from the City of Kelowna’s GIS website is enclosed as **Appendix B**.

4.0 PROPOSED DEVELOPMENT

A preliminary subdivision concept plan has been prepared and presented below. These subdivision concept plans are further enclosed in **Appendix C**.

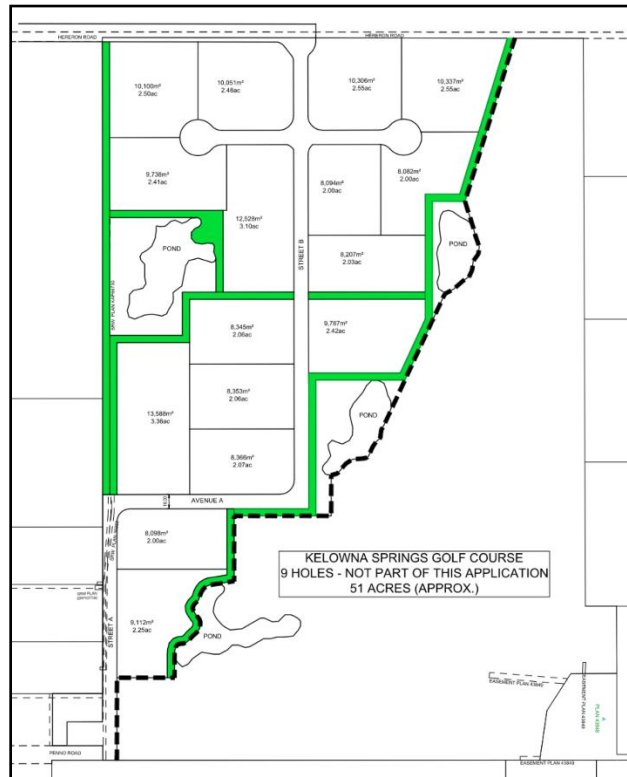


Figure 3 – Preliminary Subdivision Plan

6.0 LEGAL SURVEY

A copy of the subject lands' legal survey as prepared by DA Goddard Land Surveying Inc. dated June 3, 2014 is shown below and further enclosed in **Appendix C**.

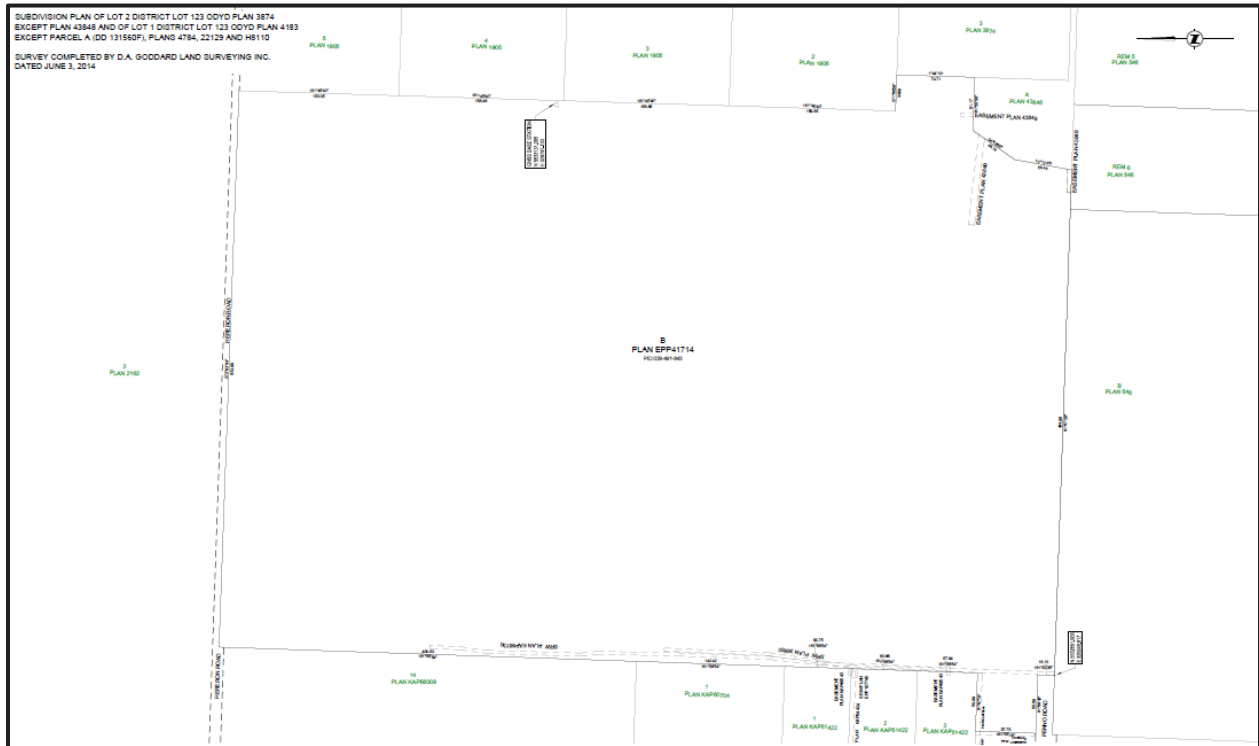


Figure 5 – Legal Survey of Subject Lands (DA Goddard Land Surveying Inc.)

7.0 CULTURAL HERITAGE CONSIDERATIONS

An inquiry was submitted to Westbank First Nation (WFN) on August 14, 2024, regarding the proposed rezoning and development at 480 Penno Road. WFN provided a formal response on September 5, 2024, granting conditional consent for the project. Their review identified potential impacts to syilx Title and Rights, as well as concerns related to land use, sensitive waterways, archaeological potential, and environmental values. Conditional approval was granted subject to several requirements: completion of an Archaeological Overview Assessment (AOA) (and possibly further archaeological studies), provision of future land use information when available, and continued engagement with WFN regarding partnership opportunities for adjacent WFN lands. A copy of the WFN Conditional Consent letter is provided as **Appendix D**.

An archaeological site inquiry was previously placed by McElhanney with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development on January 19, 2022. A copy of the Ministry's

response is enclosed in **Appendix E** and includes the following top-line response: *“According to Provincial records, there are no known archaeological sites recorded on the subject property. However, archaeological potential modelling for the area indicates there is high to moderate potential for previously unidentified archaeological sites to exist on the property, as indicated by the brown area (high potential) and the beige area (moderate potential) shown in the second screenshot below. Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject property, a Provincial heritage permit is not required prior to commencement of those activities.”*

The Ministry’s response further highlights applicable regulatory requirements as follows: *“However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays. Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites. “*

An Archeological Overview Assessment (AOA) was subsequently completed by Ursus Heritage Consulting and documented in a report dated August 21, 2024. Based on this desk-based assessment, the property is assessed as high archaeological potential and has been designated AOP 1. A preliminary field reconnaissance (PFR) has been recommended for the entirety of the proposed development to ascertain level of disturbance and assess archaeological potential. A full copy of the report is included in **Appendix E**.

8.0 ENVIRONMENTAL CONSIDERATIONS

The subject lands are currently operated as the Kelowna Springs Golf Course. Denciti has retained SLR Consulting (SLR) to provide environmental review for this site. McElhanney understands that preliminary environmental screening has already been completed. Denciti will submit SLR’s reports for Environmental Screening and Habitat & Soils to Kelowna at a future date.

9.0 FLOODPLAIN CONSIDERATIONS

The subject lands are situated within the Mill Creek watershed (approx. 224 km²) and floodplain. The City of Kelowna's Mill Creek Floodplain Bylaw 10248 (revised Feb. 14, 2011) provides requisite Flood Construction Levels ('FCLs') defined as the 1:200-year floodwater elevation ('Design Flood Level') plus 0.6m (2') freeboard across the subject lands; these FCLs are presented on the site plan included in **Appendix C**.

The bylaw specifies that finished floors for all buildings within the Mill Creek floodplain be set no lower than the specified FCLs, with the following relevant exceptions:

- i. Parking areas including enclosed underground parking areas may be set below the FCLs provided that unobstructed means of pedestrian ingress and egress must be provided above the FCL,
- ii. Buildings or other structures containing heavy industrial uses behind standard dikes (designed and constructed to provincial standards),
- iii. That portion of a building used or intended to be used only as a mechanical room, including furnaces and hot water heaters, in a building or other structure protected by a standard dike (designed and constructed to provincial standards) provided the electrical switchgear is above the FCL, and
- iv. Industrial uses on lands identified as Floodplain other than main electrical switchgear, no lower than the flood level for the floodplain minus the applicable freeboard. (i.e., finished floor elevations) for buildings in this exemption may be set equal to the 1:200-year floodwater elevations without need of the 0.6m (2') freeboard.

The bylaw stipulates a formal approval process with the subdivision approving officer should an exemption to the FCLs be proposed, with such an application to be accompanied by a sealed engineering report stating that the lands may be used safely for the intended use at the 1:200-year floodwater elevations.

The Kelowna Springs Golf Course lands are situated within the Mill Creek tributary catchment and have experienced flooding events associated with high flow conditions in Mill Creek as recently as May of 2017. In the 2017 flooding event, the front nine holes of the golf course generally located on the eastern half of the course remained dry while the back nine holes on the western half of the course were underwater (refer to photos in Figures 6 & 7 below). Through a review of site topography and photos of the event, it is estimated that the 2017 floodwaters crested at approximately elevation 403.90m geodetic. To provide the reader with greater context, the Mill Creek Floodplain bylaw places the 1:200-year floodwater

elevation in the area at this same el. 403.90m geodetic, placing the 2017 flood event pictured below as having crested approximately coincident with the bylaw's Design (1:200-year) Flood Level.



Figure 6 – 2017 Flooding Event (photo: Kelowna Daily Courier)

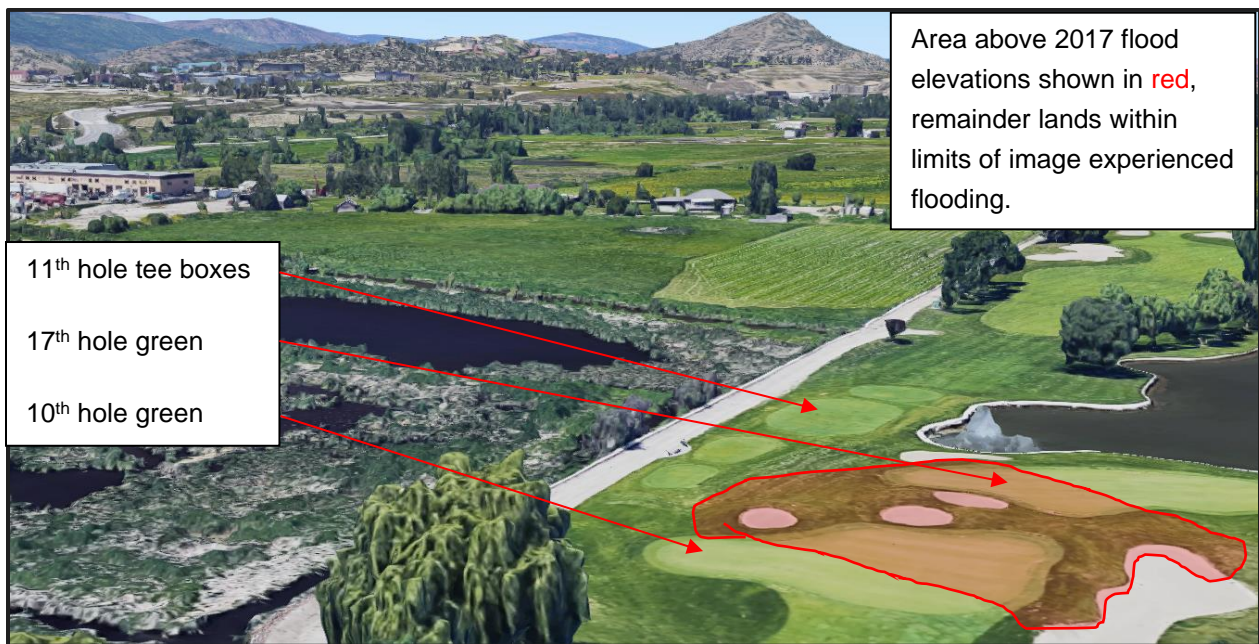


Figure 7 – Approximate Limits of 2017 Flooding Event (Google Earth image)

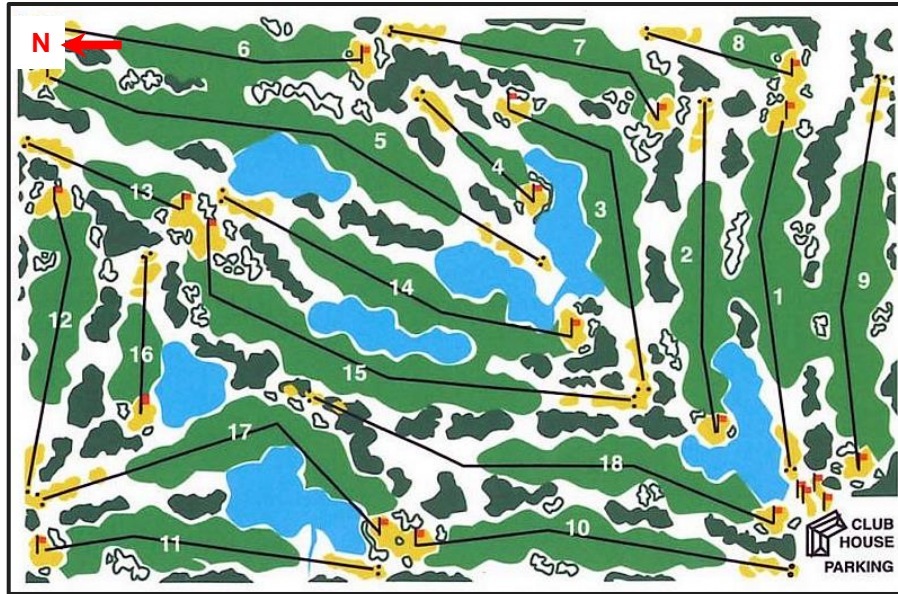


Figure 8 – Kelowna Springs Golf Course Layout

In an effort to alleviate the frequency and magnitude of Mill Creek flooding events which affect a sizable swath of the City of Kelowna, the City has undertaken a multi-year, multi-million dollar initiative to improve the creek corridor and reduce flooding potential throughout the City.



Figure 9 – Mill Creek Diversion Gate during 2017 freshet (photo: Infotel)

10.0 GEOTECHNICAL CONSIDERATIONS

A site-specific preliminary geotechnical report prepared by Interior Testing Services Ltd. (22.013 dated March 14, 2022) is enclosed for reference as **Appendix F**. As described in the report, the typical on-site soil profile consists of surficial topsoil and fills underlain by deep deposits of native silt and clay soils.

10.1 PRELOAD

Conceptual grading and earthwork concept plans were provided to ITSL for their review on March 17, 2022 and subsequently discussed at a project team meeting on April 7, 2022. At that time, ITSL advised that the magnitude of fills reflected on the grading concept will necessitate the use of preloads within both site and building areas, with an approximate preload depth of 1m and preliminary estimated duration of “1 to 2 years”. We expect that ITSL will provide the project team with a technical memo addressing these preload recommendations; further grading and earthwork design development works beyond the scope of this report would be required in order to develop a revised earthwork strategy addressing preloading.

10.2 GROUNDWATER

Shallow groundwater is prevalent on the property and noted within the geotechnical report as having been observed at approximately 0.5 - 0.7m below existing site grades.

Through discussions with the KSGC operations manager, we understand that at the time of the course’s construction in 1995, approximately “one hundred” locations where groundwater was encountered and managed primarily through the use of a network of french drains and small diameter pvc pipes at shallow depth, observed as ~0.60m depth by this office. This network of french drains and small drainage pipes generally follows the north, east and southern boundaries of the property in order to intercept groundwater flows entering from upgradient lands to the north, east and south as well as at various locations within the course itself to manage onsite springs.

At the time of McElhanney’s site inspection in early March 2022, groundwater was observed flowing into a central pond at an estimated flow rate of 4-5 L/s.

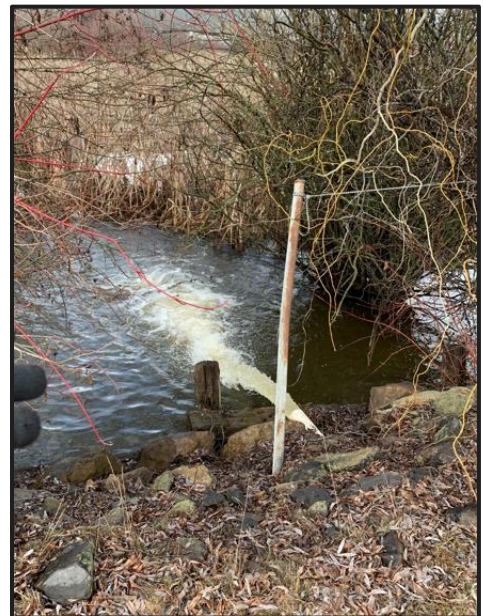


Figure 10 - Existing groundwater discharge

The french drain network outlets into the various existing golf course ponds which the operations manager has indicated are inter-connected; when the hydraulic grade line in the ponds is deemed to be

too high, KSGC operations staff pump water out of the pond adjacent the western property boundary into the neighbouring Simpson's Pond (this pumping operation was observed during McElhanney's site visit of March 3, 2022 – refer to photo above).

Denciti has also retained Western Water to complete a review of groundwater conditions, existing subsurface drainage, and provide recommendations for the development. A copy of the Western Water report will be submitted by Denciti under a separate cover.

10.3 HISTORICAL WATERCOURSES

A review of historical air photos of the subject lands was undertaken utilizing the Regional District of Central Okanagan's online database. An aerial photo from 1959 is presented below and suggests the presence of several historical surface watercourses and ponds shown sketched in cyan. The property boundary is shown sketched in red, with inferred groundwater flow paths on the neighbouring properties to the east shown sketched in dark blue.

McElhanney has reviewed a draft Environmental Screening Report for the subject lands prepared by SLR Consulting for Denciti dated February 2022 which addresses these historical watercourses from a regulatory and habitat perspective; the reader is directed to the SLR report for further discussion of these historical watercourses.



Figure 11 – 1959 Air Photo of Subject Lands Showing Historical Watercourses (RDCO)

11.0 SITE SERVICING CONCEPTS

A site servicing concept plan has been prepared for the proposed development (below) and is further enclosed in **Appendix C**.

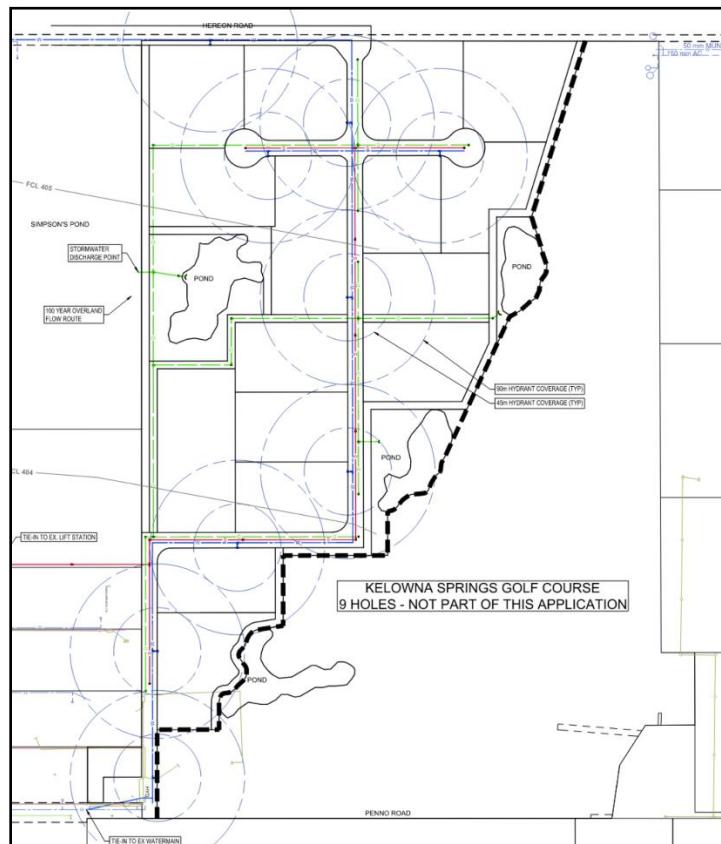


Figure 12 – Site Servicing Concept

11.1 WATER SERVICING

The subject lands are located within the Black Mountain Irrigation District's (BMID) service area and are not serviced with City of Kelowna water.

The total water demand for any new development is a combination of on-site domestic water demands as well as the required fire flows for all buildings & uses.

11.1.1 On-Site Domestic Water Demand

On-site domestic water demands reflecting full build out conditions for the project have been calculated following the City of Kelowna's Subdivision, Development & Site Servicing Bylaw 7900 as follows:

Design Area	= 9.71 hectares
Design population	= 9.71 ha x 83 people / gross ha = 806 people
Average Annual Daily Demand	= 900 L/c/d x 806 people = 725,400 litres / day = 8.4 L/s
Maximum Daily Demand	= 100,000 litres / hectare / day x 9.71 hectares = 971,000 litres / day = 11.2 L/s
Peak Hourly Demand	= 4,000 L/c/d x 806 people = 3,224,000 litres / day = 25.6 L/s

Note: The above flow demands reflect generic / first iteration domestic demand flow estimates in the absence of site-specific end user demand data. As per Bylaw 7900, these flow demands should be revisited as part of the subsequent detailed design process and as end user requirements are further developed and refined. We anticipate that retained green spaces and boulevards will be irrigated (as required) using the property's existing water license for spring water.

11.1.2 Fire Flow Demands

The City of Kelowna's Bylaw 7900 stipulates a minimum fire flow demand of 225 L/s be utilized for industrial land uses and that main velocities not exceed 4.0 m/s under Maximum Day Demand plus fire flow conditions.

Design flow (Q = MDD+FF): 11.2 L/s + 225 L/s = **236.2 L/s (governs)**

Design flow (Q = PHD): 25.6 L/s

Project specific fire flow demands will be required to be prepared by the project mechanical engineer or fire code consultant once the building designs (fire break locations, building materials, etc.) have been established. At the current preliminary design stage of the project, the bylaw fire flow demand of 225 L/s is considered appropriate for use.

11.1.3 Water Servicing

BMID’s network drawing 23.02 is shown below and as may be seen, the subject lands are located at the extreme fringes of BMID’s watermain network in the area.

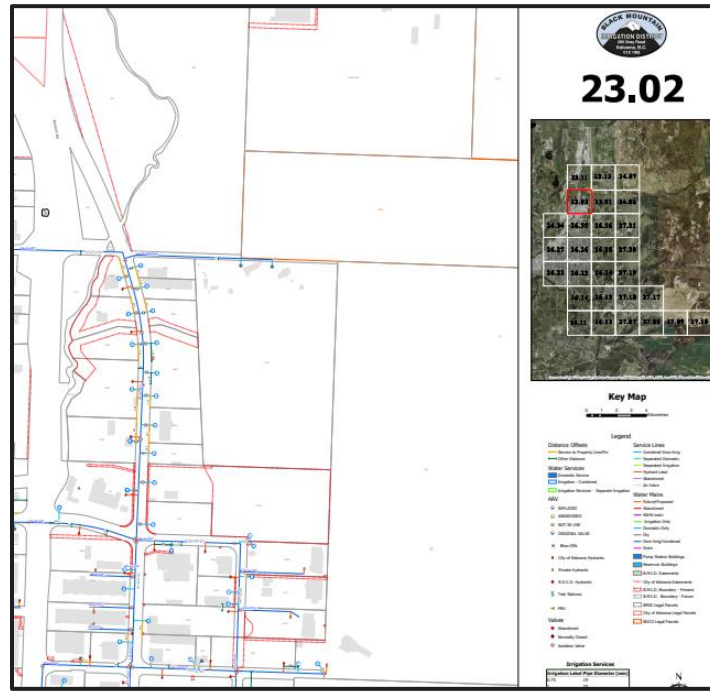


Figure 13 – BMID Existing Network Drawing 23.02 (Excerpt)

Network mains available in the areas to service the subject lands with water include the following:

- i. Edwards Road - 250mm dia. PVC watermain
- ii. Penno Road – 200mm dia. PVC watermain
- iii. Old Vernon Road – 100mm dia. AC watermain (domestic)

McElhanney placed an inquiry with BMID regarding the existing water network’s ability to service the proposed industrial development on Feb. 14, 2022; a copy of BMID’s emailed response of April 7, 2022 is enclosed as **Appendix G** and includes the following preliminary feedback:

- Maximum fire flow currently available in the area = 150 L/s with bylaw minimum residual pressures in the network of 20 psi.
- Domestic water demands on the network increase significantly in the summer with surrounding agricultural irrigation demands coming online, resulting in system flows and pressures reducing by as much as 14psi.

- In order to service the proposed development, off-site water network improvements will be required. The scope of off-site water network improvement works will need to be determined through further engineering and modelling. BMID anticipates that an additional pressure reducing valve (PRV) station, as well as watermain upsizing, will be required at a minimum.
- We have assumed the site’s water network will need to be looped via Hereron Road at the northwest corner of the development.

McElhanney completed a follow-up with BMID in 2024 to confirm the availability of water and probable water system upgrades. A copy of the letter provided by BMID on the water supply, dated November 28, 2024, is also included in **Appendix G**.

11.2 SANITARY SERVICING

The City of Kelowna’s Subdivision, Development & Servicing Bylaw 7900 design criteria follow industry standard sanitary sewer design methodology, with design flows generally calculated as follows:

Design Flow (Q) = [(Population x Per Capita Flow) x Peaking Factor] + Infiltration Allowance.

11.2.1 Sanitary Design flow Calculation

Sanitary sewage flows that would be generated by the project at full project build out have been calculated using the City’s Bylaw criteria as follows:

Average Daily Dry Weather Flows

$$\begin{aligned}
 Q &= 25,000 \text{ litres / hectare / day} \times 9.71 \text{ hectares} \\
 &= 242,750 \text{ litres / day} \\
 &= \mathbf{2.81 \text{ L/s}}
 \end{aligned}$$

Peaking Factor

City design criteria specify that a peaking factor be applied to the average daily dry weather flows; calculated as follows (P = design population in thousands):

$$\begin{aligned}
 \text{Peaking Factor} &= 1.00 \times (1 + (14/(4+P^{0.5}))) \\
 &= 1.00 \times (1 + (14/(4+0.806^{0.5}))) \\
 &= 4.05
 \end{aligned}$$

$$\begin{aligned}
 \text{Peak design flow} &= 4.05 \times 2.81 \text{ L/s} \\
 &= \mathbf{11.38 \text{ L/s}}
 \end{aligned}$$

Infiltration Allowance

City design criteria further specify that an infiltration rate of 10,368 litres per hectare per day be added to the peak domestic flow rate for areas where sanitary sewers are situated within the groundwater table as is assumed to be the case for these calculations.

Gross Site Area = 20.69 ha
 Infiltration Allowance = 10,368 L/day/ha x 20.69 ha
 = 214,573 L/day
 = **2.48 L/s**

The peak sanitary design flow at full project build out is therefore calculated as follows:

Peak Design Flow = Peak design flow + Infiltration allowance
 = 11.38 L/s + 2.48 L/s
 = **13.86 L/s**

11.2.2 Sanitary Servicing

City of Kelowna sanitary infrastructure in the area of the subject lands includes an existing sanitary lift station and 150mm dia. sanitary forcemain outletting to gravity sanitary sewers at 2650 Acland Road.

Preliminary grading and servicing concepts have been prepared to reflect the provision of gravity sanitary servicing to the subject lands, outletting to the Edwards Road lift station via an existing 250mm dia. sewer stub, invert elevation 400.59m geodetic shown below. In order to convey the subject development’s sanitary flows, the lift station will require improvements including upgraded pumps and additional wetwell capacity at a minimum.

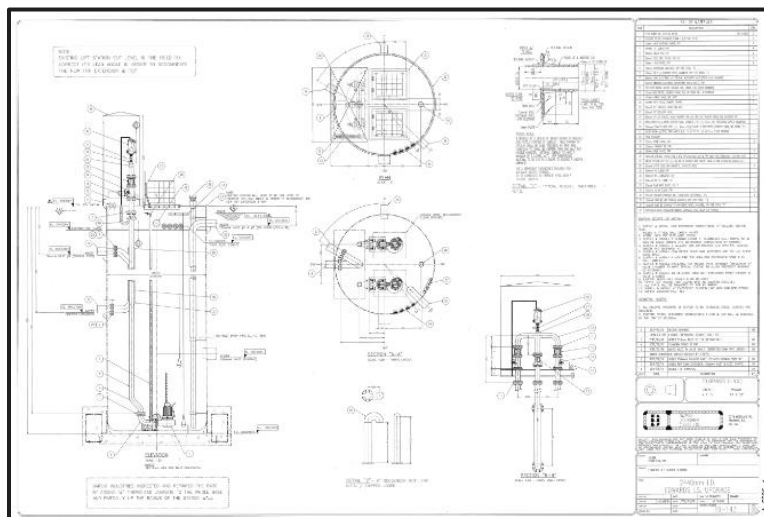


Figure 14 – City of Kelowna Edwards Road Lift Station Record Drawings)

12.0 STORMWATER MANAGEMENT PLAN

12.1 DESIGN CRITERIA

The City of Kelowna's Subdivision and Development Servicing Bylaw 7900 dated April 8th, 2024 provides the following design criteria:

- i.) Developments to provide on-site detention facilities to restrict post-development peak runoff rates associated with the 1:100-year event equal to the pre-development condition for the 1:5-year event;
- ii.) Minor system to be sized for the 1:5-year event;
- iii.) Major system (overland) flows to be sized for the 1:100-year event; and
- iv.) Water quality treatment to be provided for all flows up to 50% of the 1:2-year, 1-hour event, meeting minimum BC Ministry of Environment Recreational Water Quality Guidelines and as per Sanitary Sewer/Storm Drain Regulation Bylaw 6618.

12.2 STORM SERVICING

The subject lands are located adjacent to Simpson's Pond. In its current state, stormwater flows from the golf course are conveyed to Simpson's Pond via a cast iron flap gate, shown pictured at right. Flap gates operate by gravity; when a small differential pressure builds up on the back (golf course) side of the flap gate, it causes the gate to open automatically and convey flows to the lower pressure downstream receiving pond facility. When water levels on the face (Simpson's Pond) side of the gate build up and are greater than those on the back (golf course) side, the gate will remain closed. Under certain conditions, storm elevations within the on-site drainage network are directly related to water level at Simpson's Pond.



Figure 15 - Existing flap gate

12.3 DESIGN CONCEPT

As presented on the servicing concept plan, storm drainage is proposed to be addressed as follows:

- i.) Minor system (catchbasins and storm sewers) sized to capture, convey, store, and convey storm runoff flows associated with the 1:5-year event to stormwater detention facilities;
- ii.) Provision of CDS water quality treatment unit(s) (oil / grit separator) to satisfy City criteria prior to stormwaters entering watercourses;
- iii.) Stormwater detention facilities will be located on the development sites and limit the overall release from the development to the pre-development release rate. We anticipate that the pond

on the western edge of site will also provide additional detention volume, but will be maintained as a permanent water feature rather than a dedicated stormwater detention pond;

- iv.) Major system (1:100 year) flows and volumes to be safely conveyed overland via the local road network, outletting to Simpson's Pond;
- v.) Ponds along the east perimeter of the development will be retained in a naturalized condition, and are only intended to receive direct stormwater and groundwater (existing springs). Hydraulic connections between the ponds will be retained and kept separate from the overall stormwater system. We understand the ability to discharge excess groundwater (pumping and/or gravity overflow) will need to be retained in the ultimate development.
- vi.) Headwalls shown near the ponds on the eastern perimeter would be intended to receive excess overland flow from the existing golf course. This is due to the proposed development site being filled to a higher elevation, while the existing golf course will remain at its current elevation. These headwalls would not release water to the ponds, or drain water directly from them under typical conditions.

12.4 INFILTRATION CONSIDERATIONS

The use of infiltration measures is not anticipated for the project as the site's native soils (silts and clays) are not conducive to infiltration.

12.5 STORM WATER QUALITY CONSIDERATIONS

The intent of stormwater management designs from a water quality perspective is to protect receiving water bodies against the potential for loss or degradation of habitat quantity, quality, diversity, and productivity, which can occur as a result of land development activities.

Stormwater quality best management practices include both source control and treatment approaches. Source control BMPs generally involve either alterations to reduce the production of pollutants or their introduction/contact with stormwater.

In the case of industrial developments, automobile related activities as well as end user operations and activities are key sources of pollutants of concern and by their nature cannot effectively be 'source controlled'. Stormwater from roadways and parking areas should not be allowed to run directly to receiving waters or to ground; rather, they should be directed to treatment features prior to discharge to surface or groundwater.

13.0 EROSION AND SEDIMENT CONTROL

Subsequent detailed erosion and sediment control designs for the project will be developed to satisfy City of Kelowna criteria in keeping with the following outline specification:

- Reduce areas of site disturbance limiting potential for soils to erode and form sediment in surface runoff;
- Interception and management of on-site runoff;
- Scheduling of civil construction works to minimize risk of potential erosion
 - o dry weather periods
 - o halting civil construction during heavy precipitation events
 - o restricting vehicular access
 - o providing working pads and wheel wash facilities;
- It is noted that the native fine grained silts clay soils present on the site will present additional ESC challenges, similar to a prairies project in clay conditions.
- Cover and re-vegetation of disturbed and exposed soils;
- Inspection and maintenance of erosion and sediment control measures (interceptor swales, sediment fence, etc.) during construction; and,
- All construction activities to be contained within construction boundaries indicated on the civil drawings. Specified excavation requirements, precautions, and protective systems to be observed at all times.

14.0 TRANSPORTATION IMPACT ASSESSMENT

A transportation impact assessment for the proposed development authored by McElhanney has been submitted to Denciti under separate cover on April 12, 2022.

15.0 SHALLOW UTILITIES

As the subject lands are located immediately adjacent a fully urbanized industrial park area, shallow utility services are generally anticipated as being readily available.

A BC 1 Call information request was placed by McElhanney in February 2022; shallow utility information received in response is enclosed as **Appendix H**.

15.1 HYDRO / POWER

Through preliminary discussions with local Fortis design representatives, we understand that three-phase power is currently available in the Acland Road / Penno Road industrial park area, and two-phase power

is also available to the south and east of the site. Fortis' design representatives have indicated that they generally do not foresee any significant challenges in servicing the subject lands beyond the typical (primary, transfers, secondary, etc.)

15.2 GAS

Fortis Gas representatives have indicated that distribution mains in the Acland Road / Penno Road industrial park area are adequately sized and have adequate pressures to service the subject development. Further feedback can only be provided once project design concepts have been further developed with demand loads established.

15.3 TELEPHONE AND CABLE

The site is currently serviced by Telus at the southwest corner of site. With a fully urbanized industrial park to the immediate west of the subject lands, we do not anticipate significant challenges in servicing the development with telephone and cable services.

Subsequent discussions with the shallow utility companies will establish servicing points, requisite off-site upgrades, etc.

16.0 Closure

This Functional Servicing Report has been prepared for the sole purpose of assisting our client's rezoning and permitting submissions for the subject property. No third party may rely on this report without the prior written consent of McElhanney Ltd.

APPENDIX A

STATEMENT OF LIMITATIONS

Statement of Limitations

Use of this Report. This report was prepared by McElhanney Ltd. ("**McElhanney**") for the particular site, design objective, development and purpose (the "**Project**") described in this report and for the exclusive use of the client identified in this report (the "**Client**"). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this report may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client, without the prior written consent of McElhanney. The Client may provide copies of this report to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this report are at the sole risk of such parties. McElhanney will not be responsible for the use of this report on projects other than the Project, where this report or the contents hereof have been modified without McElhanney's consent, to the extent that the content is in the nature of an opinion, and if the report is preliminary or draft. This is a technical report and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies.

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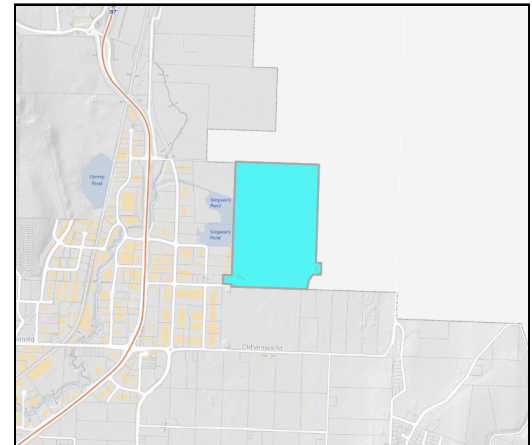
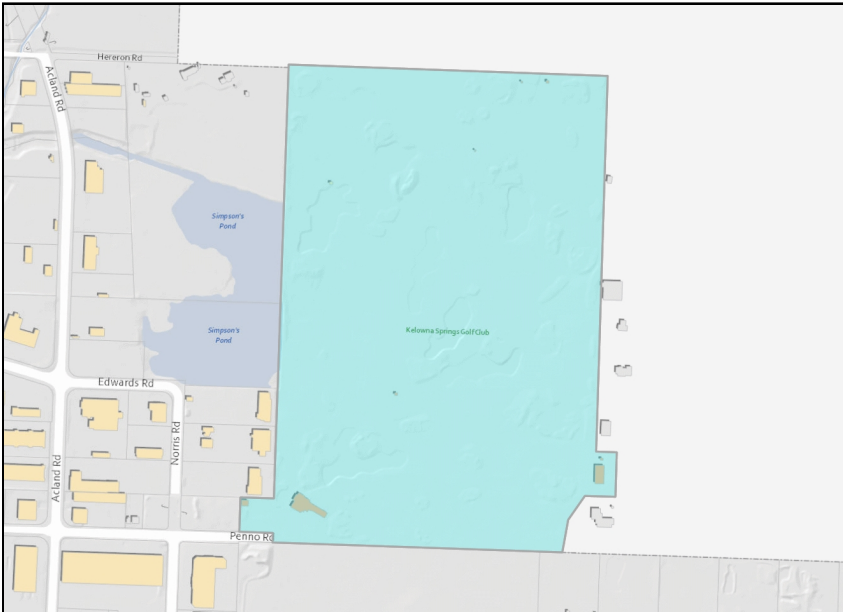
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Effect of Changes. All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this report was based, b) any changes to applicable laws subsequent to the issuance of the report, c) new information is discovered in the future during planning applications or changes in densities etc.

Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of this report, or any part thereof.

APPENDIX B

PROPERTY REPORT



Property highlighted in blue

Property Information

Property Address: 480 Penno Rd **Property Type:** P - Typical Property
KID: 775471 **Plan #:** EPP41714 **Lot#:** B **Block:**

Extra Legal Information:

PLAN EPP41714 LOT B DISTRICT LOT 123

BC Assessment Information

Roll Number: 10243010 **Jurisdiction:** 217
Net Land Value: \$4,521,400 **PID:** 029-491-843
Net Impr. Value: \$748,000 **Lot Size:** 106.502
Net Total Value: \$5,269,400 **Lot Size Unit:** Acres
Actual Use: 612 Golf Courses (Includes Public & Private)

Land Use Related Information

Zoning Code: P3 **Inside ALR:** No
OCP2040 FutureLandUse: REC **Water Provider:** BMID
Land Use Contract: No

APPENDIX C

CONCEPTUAL CIVIL DRAWINGS

McElhanney Cover D - 2021-1433
DATE: 2023-04-07 14:11 FILE: X:\2023\proj\0461-1433-031 Kelowna Springs Golf Course\03 Drawings\0461-1433-031 Layout Drawings\01 Preliminary Drawings\Cover\01-2023-COVER.dwg

Denciti Development Corporation

CLIENT

ADDRESS / CONTACT INFO.

1620 - 1185 West Georgia Street, Vancouver BC V6E 4E6

PROJECT NAME

KELOWNA SPRINGS GOLF COURSE

DESCRIPTION

INDUSTRIAL DEVELOPMENT

McELHANNEY PROJECT

2451-1433-031

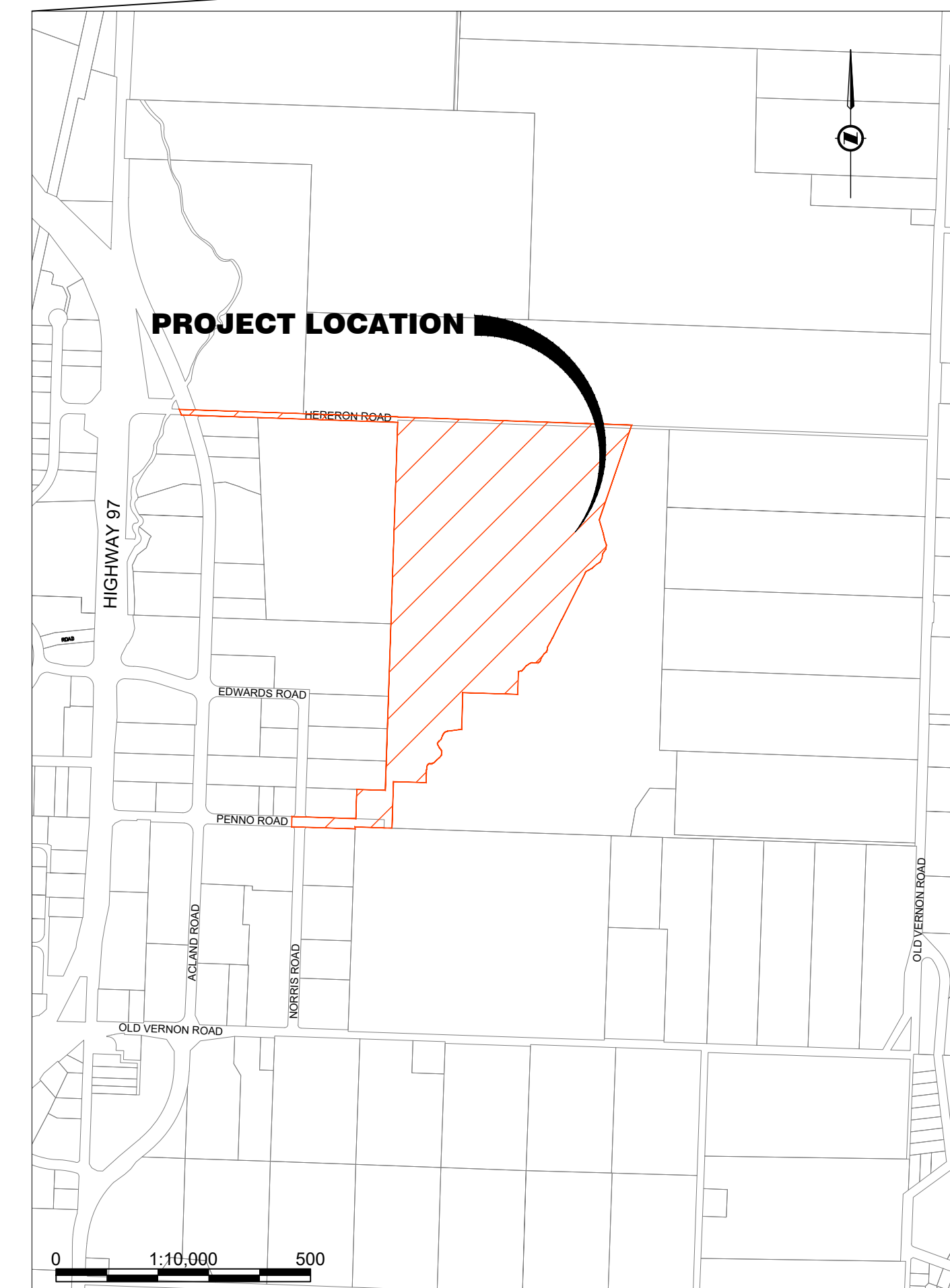
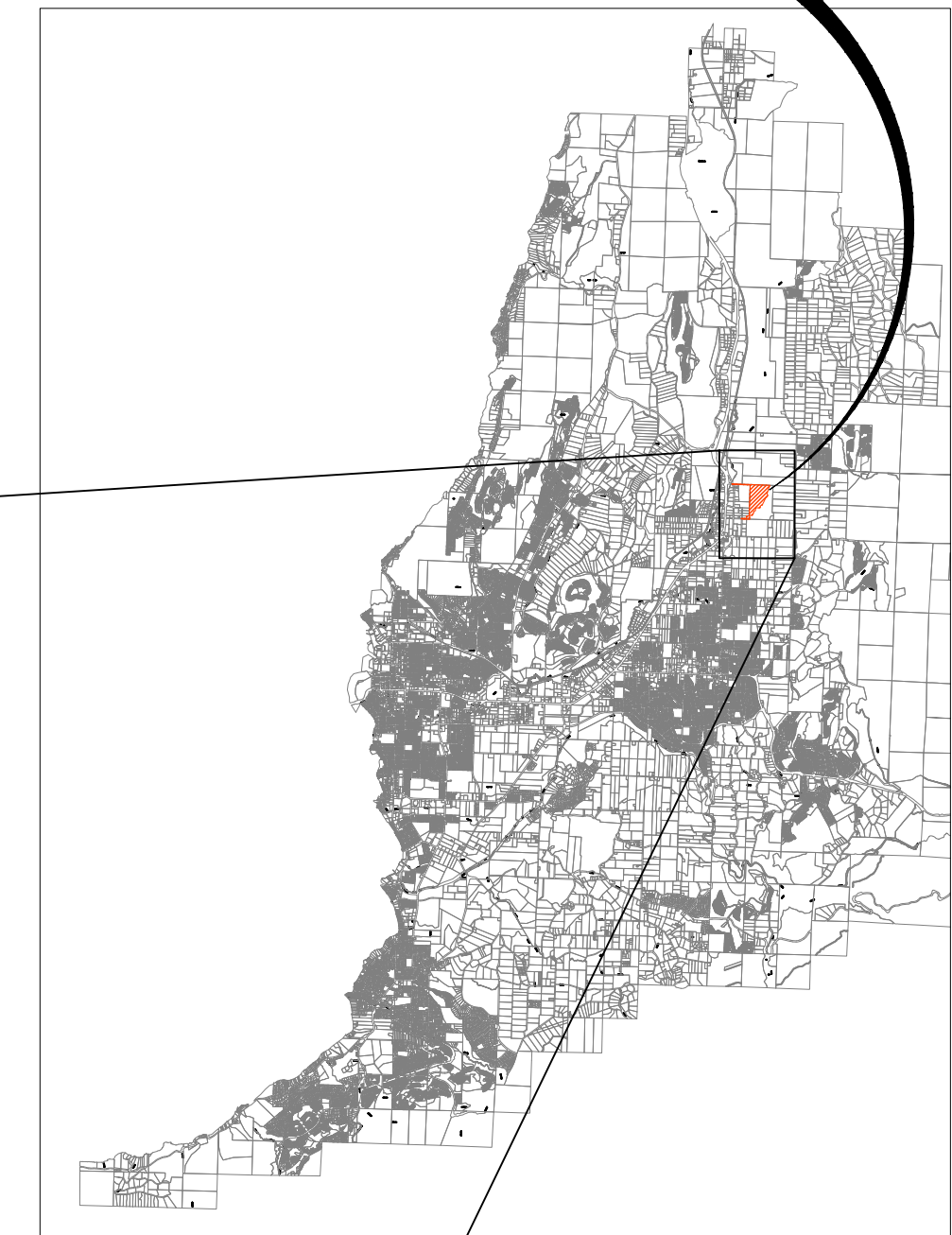
OTHER REFERENCE

CIVIL SERVICING CONCEPT

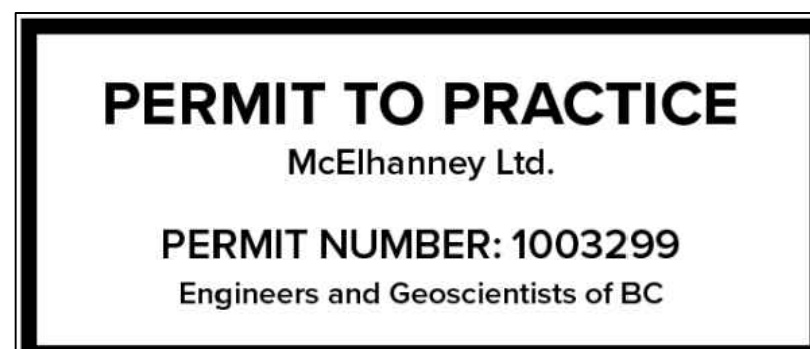
STATUS

ISSUE FOR REZONING

PROJECT LOCATION

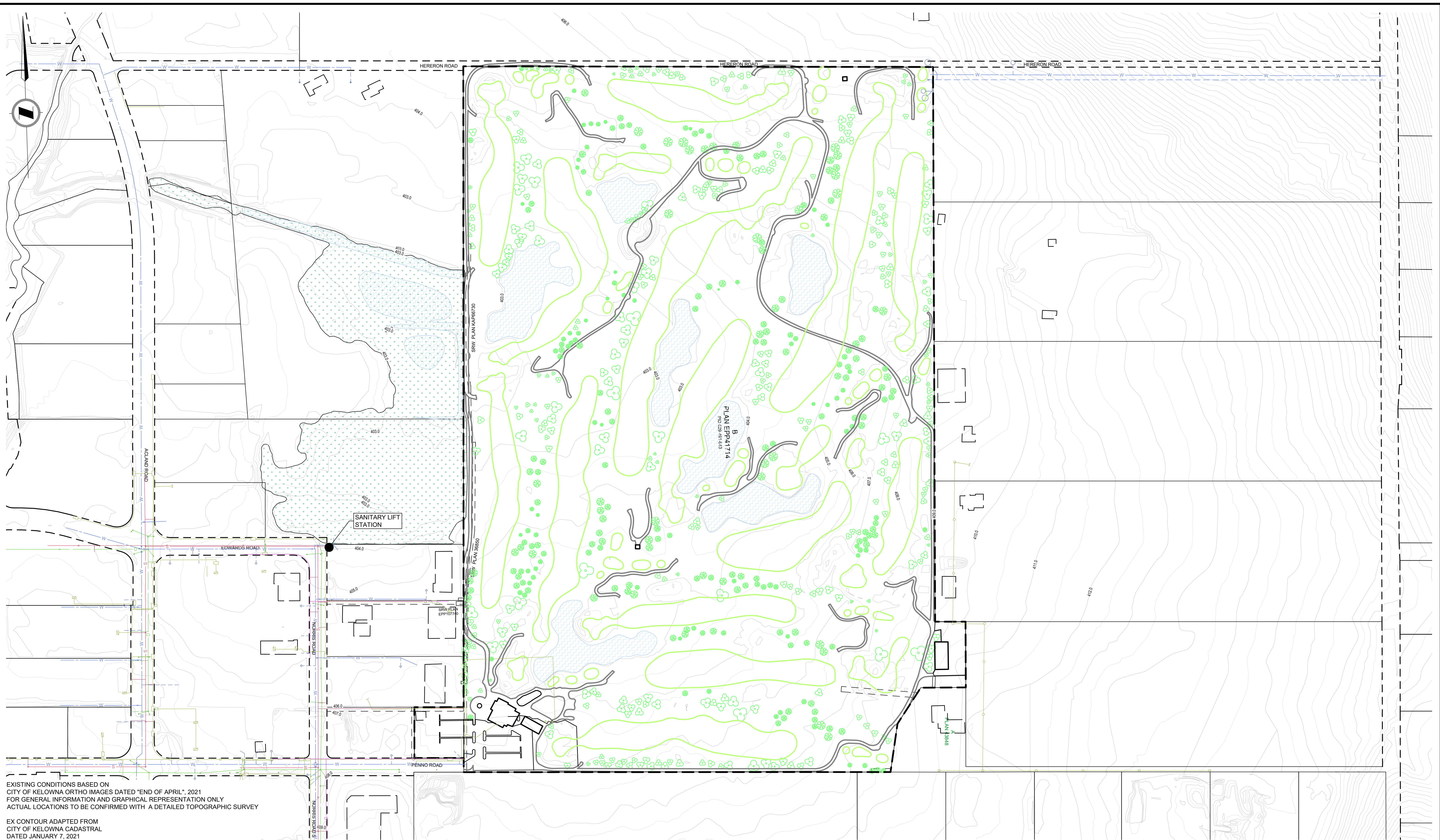


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DRAWING LIST

SHEET #	SHEET TITLE
C000	COVER
C001	SITE PLAN - EXISTING LEGAL
C002	SITE PLAN - EXISTING CONDITIONS
C003	SITE PLAN - EXISTING TOPOGRAPHIC SURVEY
C004	SUBDIVISION PLAN
C200	SITE SERVICING CONTEXT PLAN
C201	SITE SERVICING CONCEPT



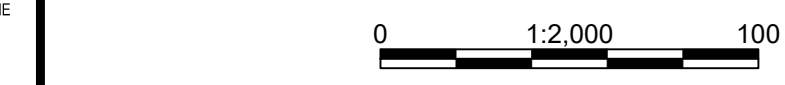
EXISTING CONDITIONS BASED ON CITY OF KELOWNA ORTHO IMAGES DATED "END OF APRIL", 2021 FOR GENERAL INFORMATION AND GRAPHICAL REPRESENTATION ONLY. ACTUAL LOCATIONS TO BE CONFIRMED WITH A DETAILED TOPOGRAPHIC SURVEY.

EX CONTOUR ADAPTED FROM CITY OF KELOWNA CADASTRAL DATED JANUARY 7, 2021

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

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McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

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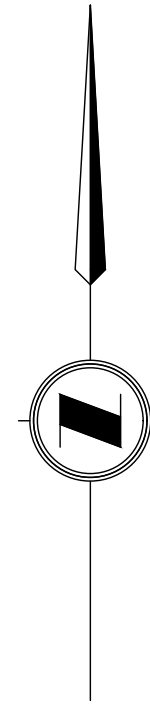
**KELOWNA SPRINGS GOLF COURSE
INDUSTRIAL DEVELOPMENT
SITE PLAN
EXISTING CONDITIONS**

Drawing No.
C002

Project Number
2451-1433-031

Rev.
PD

Rev	Date	Description	Drawn	Design	App'd
PD	2025-02-14	ISSUED FOR REZONING	CA	JB	JB
PC	2024-11-01	ISSUED FOR REZONING	CA	JB	JB
PB	2023-12-15	ISSUED FOR DISCUSSION	CA	CA	JB
PA	2023-06-13	ISSUED FOR DISCUSSION	RER	RHR	DRM



TOPOGRAPHIC SITE PLAN OF LOT B, DL 123, ODYD, PLAN EPP41714

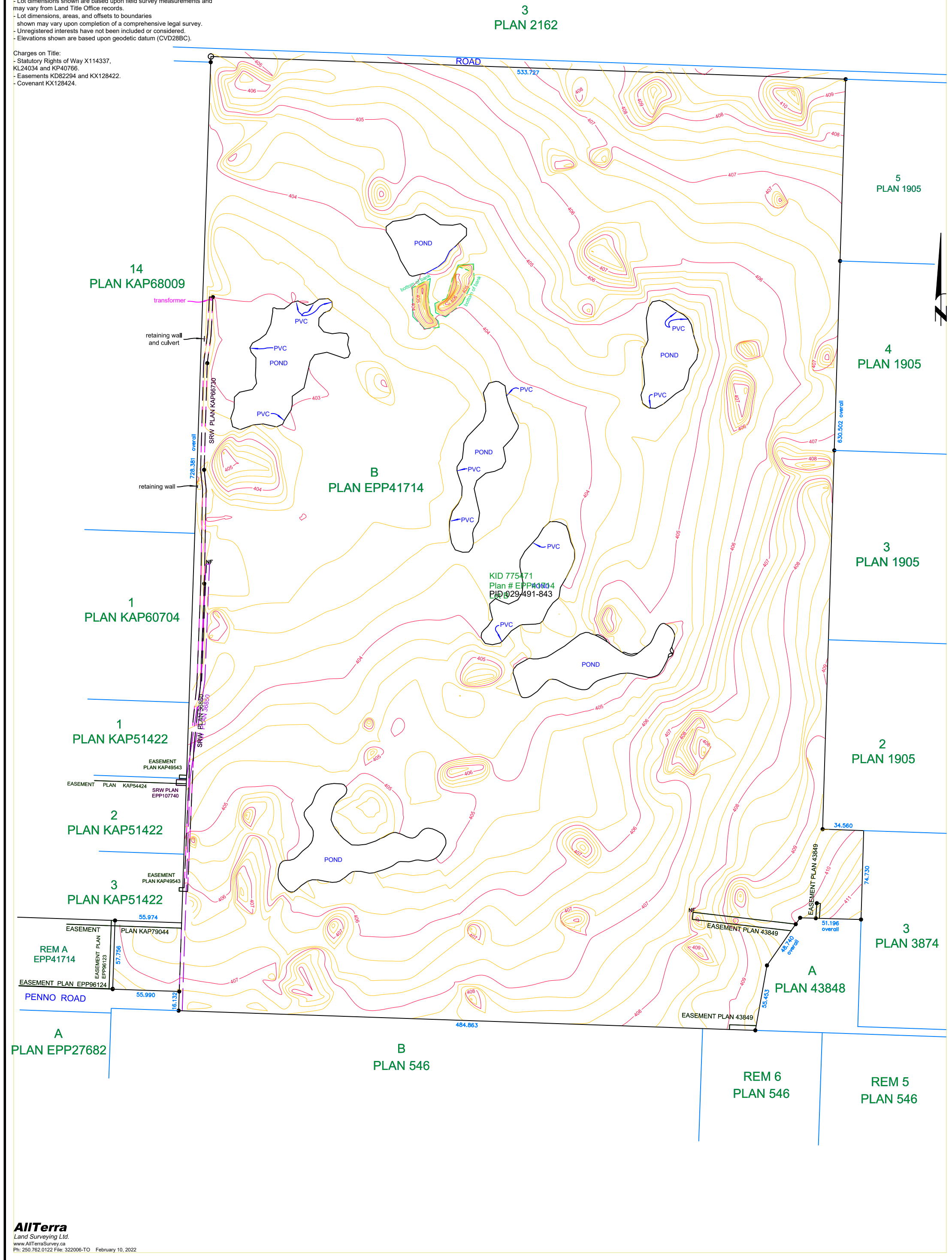
0 30 60 90 120 150
The intended plot size of this plan is 500mm in width by 664mm in height (D-size) when plotted at a scale of 1:1500 METRIC.

PID: 024-481-843
CIVIC ADDRESS: 480 PENNO ROAD
CLIENT: DENCITI ACQUISITIONS

LEGEND
● Denotes Iron Post Found
○ Denotes Non-Standard Iron Post Found
NF Denotes Iron Post searched but Not Found

NOTES:
- The survey represented by this plan was conducted on February 2024-05.
- Contours shown are to depict general grades throughout the lot and are not intended for accurate volume calculations.
- Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
- Lot dimensions, areas, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.
- Unregistered interests have not been included or considered.
- Elevations shown are based upon geodetic datum (CVD288C).

Charges on Title:
- Statutory Rights of Way K1143337, K124234 and KP40756
- Easements K029296 and K0128422
- Covenant K0128424



AllTerra
Land Surveying Ltd.
www.allterra.ca
Ph: 250.762.0122 Fax: 322096-10 February 10, 2022

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Land Surveying Ltd.
www.mcelhanney.ca
Ph: 250.762.0122 Fax: 322096-10

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Engineers and Geoscientists of BC

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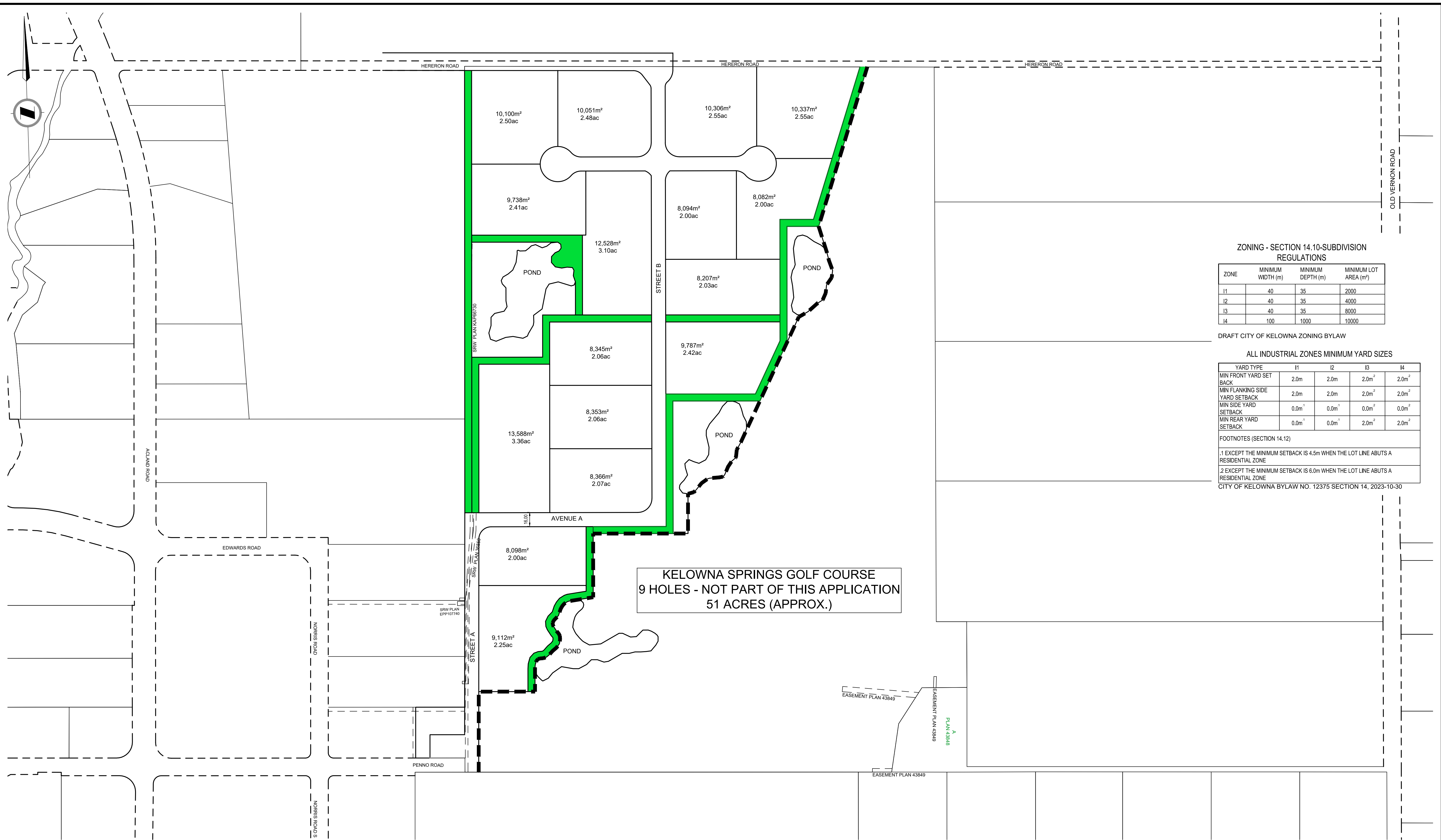
Denciti Development Corporation
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**KELOWNA SPRINGS GOLF COURSE
INDUSTRIAL DEVELOPMENT
SITE PLAN
EXISTING TOPOGRAPHY**

Drawing No.
C003

Project Number
2451-1433-031

Rev.
PD



KELOWNA SPRINGS GOLF COURSE
9 HOLES - NOT PART OF THIS APPLICATION
51 ACRES (APPROX.)

ZONING - SECTION 14.10-SUBDIVISION
REGULATIONS

ZONE	MINIMUM WIDTH (m)	MINIMUM DEPTH (m)	MINIMUM LOT AREA (m ²)
I1	40	35	2000
I2	40	35	4000
I3	40	35	8000
I4	100	1000	10000

DRAFT CITY OF KELOWNA ZONING BYLAW

ALL INDUSTRIAL ZONES MINIMUM YARD SIZES

YARD TYPE	I1	I2	I3	I4
MIN FRONT YARD SETBACK	2.0m	2.0m	2.0m ²	2.0m ²
MIN FLANKING SIDE YARD SETBACK	2.0m	2.0m	2.0m ²	2.0m ²
MIN SIDE YARD SETBACK	0.0m ¹	0.0m ¹	0.0m ²	0.0m ²
MIN REAR YARD SETBACK	0.0m ¹	0.0m ¹	2.0m ²	2.0m ²

FOOTNOTES (SECTION 14.12)
 1 EXCEPT THE MINIMUM SETBACK IS 4.5m WHEN THE LOT LINE ABUTS A RESIDENTIAL ZONE
 2 EXCEPT THE MINIMUM SETBACK IS 6.0m WHEN THE LOT LINE ABUTS A RESIDENTIAL ZONE
 CITY OF KELOWNA BYLAW NO. 12375 SECTION 14, 2023-10-30

Rev	Date	Description	Drawn	Design	App'd
PD	2025-02-14	ISSUED FOR REZONING	CA	JB	JB
PC	2024-11-01	ISSUED FOR REZONING	CA	JB	JB
PB	2023-12-15	ISSUED FOR DISCUSSION	CA	CA	JB
PA	2023-06-13	ISSUED FOR DISCUSSION	RER	RER	DRM

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ORIGINAL DWG SIZE: ANS D (22" x 34")

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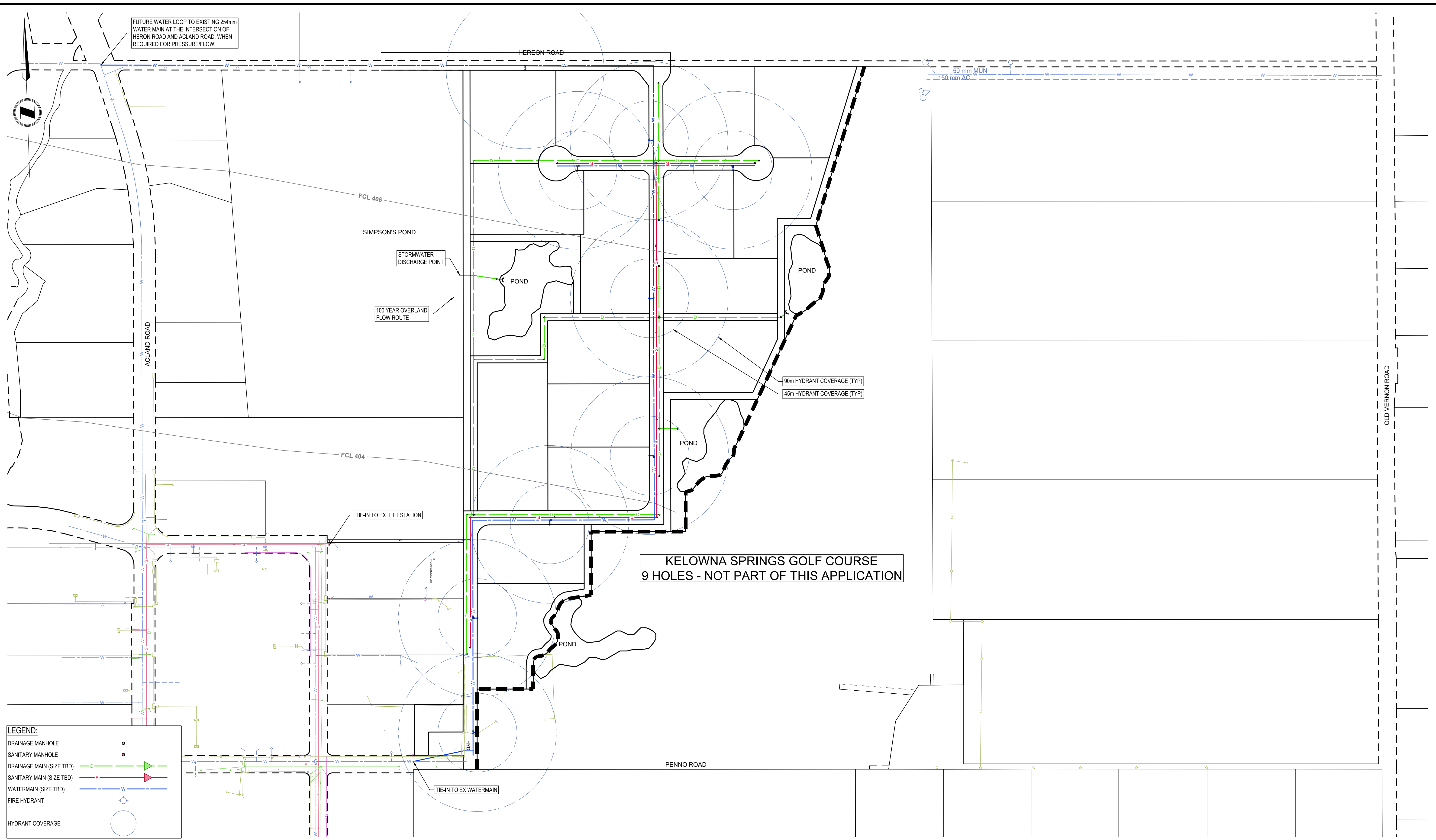
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**KELOWNA SPRINGS GOLF COURSE
INDUSTRIAL DEVELOPMENT
SUBDIVISION PLAN**

Drawing No. **C004**

Project Number 2451-1433-031 Rev. PD

DATE: 2024-04-07 14:51 FILE: \\s251\proj\2456\1433\01 Kelowna Springs Golf Course\00 Drawings\01 Layout Drawings\01 Preliminary Drawings\01\01 C200-SERVING CONCEPT.dwg McElhanney ANS D - 202-1433



LEGEND:

DRAINAGE MANHOLE	○
SANITARY MANHOLE	●
DRAINAGE MAIN (SIZE TBD)	—D—
SANITARY MAIN (SIZE TBD)	—S—
WATERMAIN (SIZE TBD)	—W—
FIRE HYDRANT	○
HYDRANT COVERAGE	○

Rev	Date	Description	Drawn	Design	App'd
PD	2024-11-01	ISSUED FOR REZONING	CA	JB	JB
PC	2024-06-14	ISSUED FOR COORDINATION	CA	CA	JB
PB	2023-12-15	ISSUED FOR DISCUSSION	CA	CA	JB
PA	2023-06-13	ISSUED FOR DISCUSSION	RER	RER	DRM

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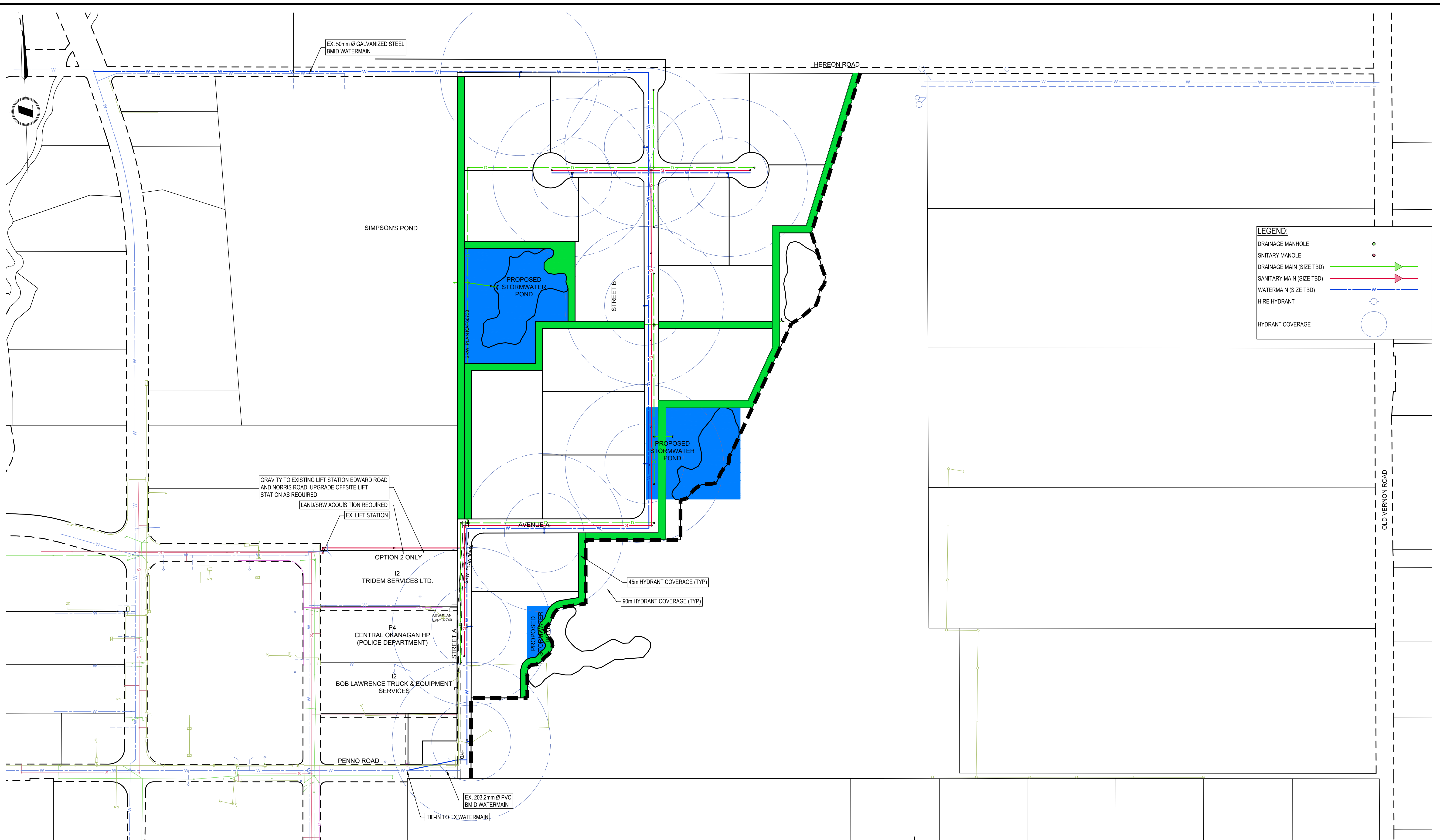
**KELOWNA SPRINGS GOLF COURSE
INDUSTRIAL DEVELOPMENT
SITE SERVICING CONTEXT PLAN**

Drawing No.
C200

Project Number
2451-1433-031

Rev.
PD

DESTROY ALL PRINTS BEARING PREVIOUS REVISION



Rev	Date	Description	Drawn	Design	App'd
PD	2025-02-14	ISSUED FOR REZONING	CA	JB	JB
PC	2024-06-14	ISSUED FOR COORDINATION	CA	CA	JB
PB	2023-12-15	ISSUED FOR DISCUSSION	CA	CA	JB
PA	2023-06-13	ISSUED FOR DISCUSSION	RER	RER	DRM

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**KELOWNA SPRINGS GOLF COURSE
INDUSTRIAL DEVELOPMENT
SITE SERVICING CONCEPT**

Drawing No.
C201

Project Number
2451-1433-031

Rev.
PC

APPENDIX D

WESTBANK FIRST NATION CONDITIONAL CONSENT



Community. Leadership. Pride.

Referral Letter

WFN ID#: 264
WFN Lead-Officer: Teighan Keller

September 5, 2024

Your File: #142

Jonathan Silcock
Denciti Development
1550 - 1185 West Georgia St.
Vancouver BC V7J 1V8
Canada

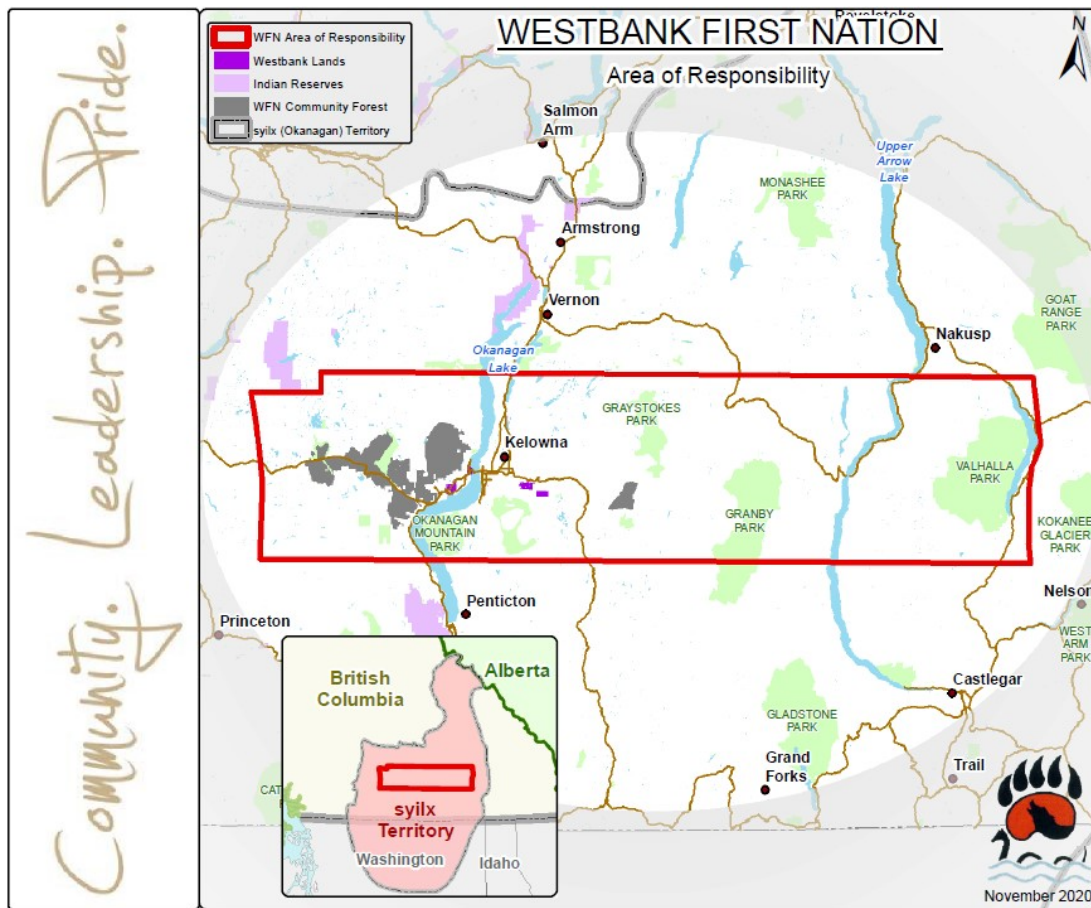
SENT VIA EMAIL: jsilcock@denciti.ca

Dear Jonathan Silcock,

Re: 480 Penno Road – **Westbank First Nation Conditional Consent**

We write further to your correspondence dated 2024-08-14 with respect to the above-noted application. As you are aware, the activity falls within the territory of the syilx Okanagan Peoples. Westbank First Nation (“Westbank”) is one of the seven communities of the syilx Okanagan Peoples (also known as the Okanagan Nation) in Canada. The syilx Okanagan Peoples have established protocols and arrangements respecting the advancement and implementation of Rights and Title, both as individual communities and collectively. Each community of the syilx Okanagan Peoples has an established caretaker area of responsibility within the syilx Territory. Westbank is recognized as the caretaker and the proper holder of syilx Rights and Title with respect to the Westbank Area of Responsibility (the “Westbank

AOR”), as identified on the enclosed map.



Regarding the above-referenced activity, Westbank advises that we have completed a review of the proposed activity in accordance with the [Westbank First Nation Crown Lands Referral Directive](#) and the [Westbank First Nation Archaeology Directive](#). The Council has provided conditional approval to the application referenced above. This conditional approval is subject to the successful completion of the conditions outlined in **Section 2. Preliminary Response** of the below referral summary report.

For clarity, Westbank consent is not provided and will be provided only after the above-listed conditions are met. You cannot start the activity until the conditions are met and Westbank provides you with a consent letter for the activity. If any of the material information that we have been provided is found to be incorrect or incomplete, we will contact you to request correct or additional information. If the activity or circumstances surrounding the activity change in any way, you must contact us immediately or risk having our conditional consent promptly withdrawn. Please be advised that Westbank retains the right to be consulted and accommodated on any activity within the Westbank AOR that could impact the inherent Aboriginal rights and title of the sylix Okanagan Peoples and of Westbank and its members.

We take this opportunity to highlight that we place a high value on the responsible management and safeguarding of our resources, environment and watersheds as reflected in

our captikwł - a collection of teachings about syilx Okanagan laws, customs, values, governance structures and principles that, together, define and inform syilx Okanagan rights and responsibilities to the land and our culture. captikwł reminds us that everything is interwoven and connected. Similarly, the United Nations Declaration on the Rights of Indigenous Peoples (“UNDRIP”), which has been adopted by both the provincial and federal governments, recognizes “that respect for indigenous knowledge, cultures and traditional practices contributes to sustainable and equitable development and proper management of the environment”. Further, UNDRIP recognizes that we have the right to self-determination, including the right to make informed decisions respecting our lands, resources, waters and the environment. With this in mind, please note that our participation in the referral and consultation process does not define or amend the inherent Aboriginal rights and title of the syilx Okanagan Peoples and of Westbank and its members, or limit any priorities afforded to Aboriginal rights and title, nor does it limit the positions that Westbank may take in future negotiations or court actions.

We trust you will take appropriate action to respect our rights, however, in the absence of that we will pursue whatever means necessary to protect our interest, right and title. If you have any questions, please contact Referrals Officer Teighan Keller at the Westbank First Nation Title and Rights office at 250.769.4999.

Respectfully,

WESTBANK FIRST NATION

INTERGOVERNMENTAL AFFAIRS AND TITLE & RIGHTS

201 - 515 HWY 97 S, KELOWNA, BC V1Z 3J2

Telephone: 250-769-4999 Fax: 250-768-0528

Administrative Summary of Application

Project Name 480 Penno Road

WFN ID 264

Issuing Agency file number(s) #142

Issuing Organization Denciti Development

Government statutes Local Government Act

Project Type(s) Zoning

Project Description Denciti is preparing an application to City of Kelowna for an OCP amendment and rezoning of the Kelowna Springs Golf Course. Rezoning to industrial land use from current private recreational. Rezoning and subsequent servicing and construction work would occur in multiple phases. The industrial land use would allow light industrial and business park uses including warehouses, distribution centres, manufacturing, technology hubs and other similar uses. Golf course will be reduced in size and continue to operate as 9 hole course in the first phase.

Project Location 480 Penno Road, Kelowna Kelowna Springs Golf Course

Area (ha) 45.53

Project start date October 01, 2024

Lifespan Requesting an Archeological Overview Assessment (AOA) months

Lead officer [Teighan Keller \(WFN Referral Committee\) \(WFN - Title & Rights\)](#)

Applicant [Jonathan Silcock \(Denciti Development\)](#)

Proponent [Jonathan Silcock](#)

Publication due date August 28, 2024

Publication complete date August 14, 2024

Committee Review due date August 18, 2024

Committee Review complete date August 27, 2024

WFN Council Authorization due date September 05, 2024

WFN Council Authorization complete date September 05, 2024

Decision Letter due date September 10, 2024

Decision Letter complete date September 05, 2024

Referral Impact Summary

This section summarizes topics identified through Westbank First Nation's review that are to be addressed by the Referral Issuant and Proponent. Upon receiving this report, please contact the Lead Referral Officer at Westbank First Nation in charge of this file to initiate engagement regarding these topics. Please be aware that any delays in a response from the Referral Issuant can result in delays to the overall referral process. For more information please see the [Westbank First Nation Crown Lands Referral Directive](#), available on the [WFNConnect](#) Knowledge Base.

Potential Impacts on Title & Rights

Please Note: As outlined in the Westbank First Nation Referral Directive:

The purpose of this Directive is to establish procedures for assessing Applications that may have an impact on the *syilx* Title and Rights of Westbank or the *syilx* Peoples.

The *syilx* Peoples hold *syilx* Title and Rights throughout *syilx* Territory, which are recognized and affirmed by section 35 of the Constitution Act, 1982, and which have never been ceded, surrendered or relinquished by the *syilx* Peoples. Within *syilx* Territory, Westbank shares in the responsibility to take care of *syilx* Territory and, in accordance with the *syilx* Decision-Making Protocol, Westbank is the caretaker of the lands in and about the area depicted as the Westbank Area of Responsibility.

POTENTIAL IMPACT

Land Use Planning **Land Disposition** – The project has the potential to impact Westbank First Nation's Title and Rights through the disposition of Crown Land.

Water **Sensitive Waterways** – The project area overlaps a Sensitive Waterway. The Sensitive Waterway Zones were created in response to the current reduction in water quality on culturally significant waterbodies within the Westbank First Nation Area of Responsibility.

Archaeology & Cultural Heritage **Archaeological Potential** – The archaeological potential identified through Westbank First Nation's review shows the project area occurs in, or overlaps the buffer zone of a potential archaeological area.

Environmental **Land** – The project area location raises concerns over the integrity of terrestrial environmental values.

Water – The project area location raises concerns over the

integrity of aquatic environmental values.

Wildlife – The project area location raises concerns over the integrity of floral and faunal environmental values. The project location has environmental concerns that could potentially impact the wildlife habitat negatively.

Fish – The project area location raises concerns over the integrity of fish-related environmental values.

Industrial Development Air Pollution – The project has the potential to negatively impact Westbank or neighboring communities regarding air pollution, prompting calls for stringent regulatory measures and sustainable practices to mitigate the impact.

Referral Impact Response

This section summarizes the engagement processes undertaken to address topics, if any, raised by Westbank First Nation in the Preliminary Response. It highlights any Outstanding Issues that still need to be addressed and provides the Westbank First Nation Council decision regarding the proposed works, along with any mitigation measures, conditions, and relevant rationale, if applicable.

WFN Review Status Awaiting More Info/Assessment/Reports

WFN Decision Approve Application with Condition(s)

Rationale/Condition (1) An Archaeology Overview Assessment (AOA) is required. A Preliminary Field Reconnaissance and/or an Archaeology Impact Assessment may also be required upon completion of the AOA. Please contact Nancy Bonneau, Archaeology Supervisor at nbonneau@wfn.ca to move forward with the Archaeology work required for the project.

(2) Provide information related to future land use plans once available.

(3) Begin/Continue negotiations with WFN regarding an agreement/partnership related to developing the adjacent WFN lands to the Penno Road Property.

Please Note: Where applicable, Westbank First Nation expects to be continuously updated on any status and scope change of this application, as well as on any direct consultation with the engagement entities or info-sharing with the proponent.

WFN CHIEF & Council – Approval of Final Report

WFN AUTHORIZED SIGNATORIES


Approved By




ȳilmix^{wm} (Chief) Robert Louie



səx^{wk}wínma?m (Councillor) Jordan Coble



səx^{wk}wínma?m (Councillor) Sara Tronson



səx^{wk}wínma?m (Councillor) Angie Derrickson



səx^wk^wínmaʔm (Councillor) Andrea Alexander

Please Note: Westbank First Nation receives and responds to referrals in accordance with the Westbank First Nation Crown Land Referral Directive, Westbank First Nation Archaeology Directive, Westbank First Nation Constitution and the Westbank First Nation Self-Government Agreement. This report intends to capture information sharing and communication between the Federal, Provincial, Regional and Municipal Governments as well as the proponents, and communities involved. This report may contain sensitive and confidential information, and thus may not be duplicated, distributed or shared without prior consent of the Westbank First Nation.

APPENDIX E

ARCHAEOLOGICAL DATA



August 21, 2024

Coco Lyell
Denciti Development Corp.
1550-1185 West Georgia St.
Vancouver, BC V6E 4E6

RE: Archaeological Overview Assessment for 480 Penno Road, Kelowna, BC

This letter report presents the results of the archaeological overview assessment (AOA) for 480 Penno Road, (the Project) in Kelowna, BC, Figure 1. Ursus Heritage Consulting Ltd. (Ursus) was retained by Coco Lyell on behalf of Denciti Development Corp. (the Proponent) to undertake the AOA.

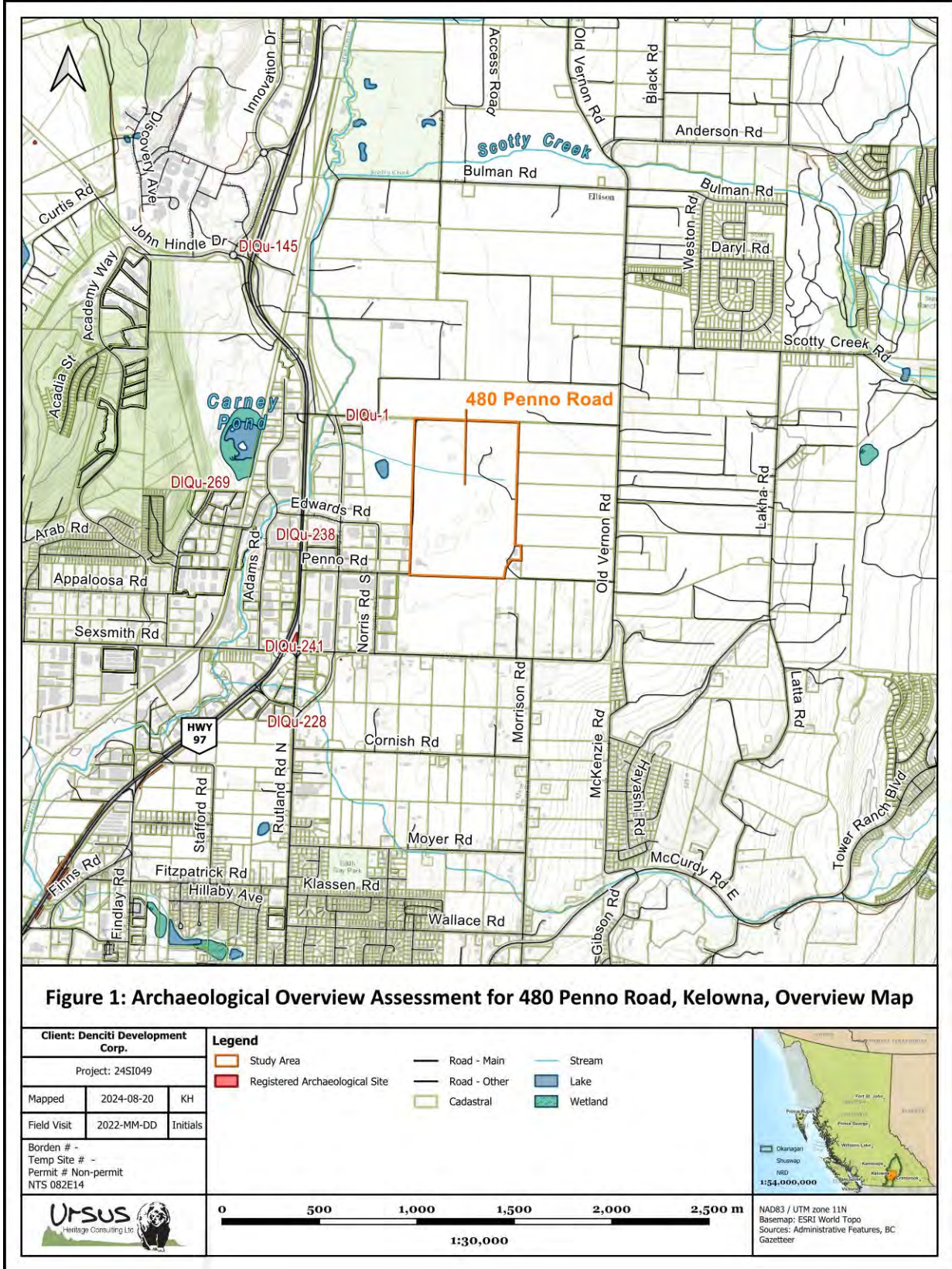
The objectives of the AOA are to:

- Identify areas within the Project Area with the potential to contain archaeological sites;
- Prepare predictions regarding archaeological site type, distribution, density, and variability; and
- Provide recommendations for managing potential impacts to archaeological and heritage resources in advance of a provincial permit application.

The AOA was undertaken in accordance with the *British Columbia Archaeological Impact Assessment Guidelines* (2001) issued by the Archaeology Branch, at the Ministry of Forests (MoF) and *Archaeological Overview Assessments as General Land Use Planning Tools – Provincial Standards and Guidelines* (2009).

The assessment described in this report is concerned with the identification and management of archaeological sites. Archaeological sites can be defined as physical evidence of past human use of an area that, in the subject region, is typically represented by artifacts, lithic debitage (by-products of stone tool production), faunal remains, fire altered rock, hearth/fire pit features, and habitation and subsistence features. This report provides background data regarding the context of the research in terms of its biophysical and cultural setting, describes the objectives of the research, describes the methodology of the research, and provides recommendations regarding the need and appropriate scope of future archaeological research for the proposed development area.

The current AOA does not address potential for traditional use sites as the identification of traditional use sites is beyond the scope of the current research project. It is not the intent of this report to document First Nations' interest in the land. The AOA was conducted without prejudice to First Nations treaty negotiations, aboriginal rights, or aboriginal title.



Project Description

The Project is seeking to assess 480 Penno Road, Kelowna, BC, legal description District Lot 123, ODYD, PID 029491843 for the purpose of possible future development. The property lot measures 42.77 ha.

Project Setting

The project is located approximately 5.2 km northeast of 6.2 m south of Ellison Lake, 7.3 m east of Okanagan Lake, and 5.2 km northeast of the intersection of Highways 97 and 33.

The Ecoregion Classification System is used to classify British Columbia's terrestrial and marine ecosystem into discrete units that depict the habitat diversity. As defined by the Ministry of Forests Research Branch, the Project is located within the Southern Interior Ecoprovince, Thompson-Okanagan Plateau Ecoregion, Northern Okanagan Basin Ecosection. Within each terrestrial ecoregion, climatic zones occur which enables specific soils, aquatic systems, plants, and animal species to develop as a result of the interactions between the climate, land surface, and surficial materials. These zones are best defined within the Biogeoclimatic Ecosystem as defined by the Ministry of Forests Research Branch. The project is entirely within the Ponderosa Pine Biogeoclimatic zone, very dry hot subzone, Okanagan variant (PP xh 1) of BC (Demarchi 2011, Meidinger and Pojar 1991).

The Southern Interior (SOI) is situated east of the crest of the Coast and Cascade Mountains and west of the Columbia Mountains and is the southernmost part of the Interior Plateau system. The SOI is situated in the rain shadow of the Coast and Cascade mountains resulting in some of the warmest and driest areas of the province during the summer. Since there is no effective barrier between the SOI and the north, winters are characterized by cold outbreaks cause by south blowing Arctic air. The main physiographic systems in the SOI are the Thompson Plateau, the Pavilion Ranges, the eastern portion of the Cascade Ranges, the Okanagan Highland, and the western margin of the Shuswap Highland. The entire SOI was glaciated during the Pleistocene and there are many surface features which is reflected in the moraines, glacial lake deposits, and terraces. Most of the valley floors contain more recent floodplain deposits (Demarchi 2011). The SOI supports a diverse habitat which varies from open grasslands to dense coniferous forests and from small alkaline ponds to large, deep lakes. The vegetation zones include the Bunchgrass Zone along the valley bottoms and is the largest such occurrence in the province. In addition, within the valleys, open parkland includes the Ponderosa Pine Zone and Interior Douglas-fir Zone with the Interior Douglas-fir Zone also found among the lower montane elevations which covers much of the Ecoprovince. The Montane Spruce Zone is found at the upper montane elevations with Interior Cedar – Hemlock Zones at the upper slopes or on the eastern facing slopes within the northeaster area of the SOI. The Engelmann Spruce – Subalpine fir Zone is found at the subalpine zone with the Interior Mountain-Heather Alpine Zone at the highest elevations. The SOI provides a vital link for forest dwelling species such as lynx, marten, and black bear from the boreal forest of central B.C. southward to the montane forests in the United States. Additionally, the SOI supports 75% of the bird species known in the province (Demarchi 2011). The IDF zone, particularly at areas with lower elevation attract many animals during winter. Mule deer, white-tailed deer, bighorn sheep, and rocky mountain elk migrate to winter in this zone. Within agricultural habitats similar to the Study Area setting, wildlife species include Rocky Mountain elk, mule deer, white-tailed deer, black bear, coyote, ermine, Columbian ground squirrel, and deer mouse. Avian species include the American kestrel, Canadian goose, and mountain bluebird (Meidinger and Pojar 1991).

The Thompson-Okanagan Plateau is a gently rolling upland of low relief divided by the Thompson, Nicola and Similkameen Rivers and the Okanagan River and Lake situated between adjacent mountains. The Cascade Mountains are composed of folded and metamorphosed sedimentary and volcanic rocks that have been intruded by granitic batholiths. The peaks and high ridges are serrated reflecting the intense alpine glaciations with cirque basins found on the north and northeastern slopes. At lower elevations, glaciation resulted in rounded ridges and dome-shaped mountain summits. The Okanagan Highland and western portion of the Shuswap Highland are found on the eastern margin of the SOI and are a gently sloping plateau

with rounded ridges separated by deep streams that transition between the Thompson Plateau to the west and the Columbia Mountains to the east (Demarchi 2011).

The Northern Okanagan Basin is characterized by a wide trench and foothills area. Much of this area was affected by valley glaciers with Okanagan Lake and Skaha Lake being formed when glacier retreat stagnated at the end of the last ice age. These lakes were filled with glacial sediments, in particular, lacustrine silt which now form the terraces above Okanagan Lake and Skaha Lake (Demarchi 2011).

The Ponderosa Pine zone (PP) occurs at low elevations along the very dry valleys of the southern Interior Plateau of British Columbia (Figure 30). The PP occurs as a thin band in the bottoms and/or on lower sidewalls of the valleys of the Fraser River in the Lytton-Lillooet area, the lower Thompson, Nicola, Similkameen and lower Kettle rivers, Okanagan Lake, and the southern Rocky Mountain Trench. Elevations range from 335 to 900 m.

The forests of the PP landscape are dominated by ponderosa pine. Stands are often very open and parklike with a ponderosa pine canopy and an understory dominated by bluebunch wheatgrass. Douglas-fir is most common on moist and very moist sites associated with gullies, draws, and streams, but it also occurs as a minor component of drier sites in the northern part of the zone. Trembling aspen, water birch, paper birch and black cottonwood occur where there are higher amounts of water. Sagebrush, fescues, Sandberg's bluegrass, arrow-leaved balsamroot, saskatoon, yarrow, and invasive cheatgrass and knapweeds are common understory (Meidinger and Pojar 1991).

Previously Recorded Sites

The British Columbia Remote Access Archaeological Database (RAAD) application at the Archaeology Branch was queried and revealed that the project is located within a polygon of high archaeological potential as modelled by the Okanagan Timber Supply Area Archaeology Overview Assessment (Arcas 1997). While no archaeological sites have been recorded within the project area, 11 registered archaeological sites are within 2 km of the project area. See Table 1 for a summary of these 11 registered archaeology sites.

Table 1. Recorded archaeological sites within 2 km of the project area. Sites are ordered based on proximity to project.

Site Number	Distance/ Direction from Project (m)	Site Type	HCA Permit
DIQu-1	223 west	Precontact Surface Lithics	Non-Permit
DIQu-240	524 southwest	Precontact Surface Lithics	2015-129
DIQu-238	548 west	Precontact Surface Lithics	2015-129
DIQu-241	629 southwest	Precontact Subsurface Lithics	2015-129
DIQu-243	658 southwest	Precontact Subsurface Lithics	2016-096
DIQu-228	954 m southwest	Precontact Surface Lithics Precontact Subsurface Lithics	2015-129
DIQu-269	1088 west	Precontact Surface Lithics	Non-Permit
DIQu-145	1146 northwest	Precontact Surface Lithics	2005-462
DIQu-244	1621 southwest	Precontact Subsurface Lithics	2017-069
DIQu-245	1754 southwest	Precontact Subsurface Lithics	2016-096
DIQu-246	1958 southwest	Precontact Subsurface Lithics	2016-096

AOA Methodology

The current AOA was conducted in accordance with the *British Columbia Archaeological Impact Assessment Guidelines* (Apland and Kenny 1998). For the current project, the AOA involved:

- A review of pertinent regional archaeological, historical, ethnographic, geological, and biophysical literature;
- A review of the property's biophysical and topographic characteristics;
- An evaluation of the previous impacts to the natural landscape of the property; and
- An evaluation of archaeological site potential.

The archaeological site potential assessment process considers a number of criteria in order to establish potential ratings for a given landscape. This AOA employs a two-tiered rating system with low and high potential values assigned based on topographical and biophysical characteristics coupled with the examination of a number of cultural and archaeological criteria.

A correlation exists between particular biophysical characteristics and the incidence of archaeological sites. The presence of particular biophysical characteristics can be used to predict the likelihood of a location being used prehistorically. Generally, people gravitate toward areas with access to water, shelter, and food and raw material resources, seeking out locations that are relatively level, well-drained, with solar aspect, and provide a good vantage point. As such the biophysical characteristics that are considered are:

- Presence and nature of water features;
- Wildlife and fish values;
- Slope, aspect, and topography;
- Presence of bedrock exposures, karst, talus, or boulders suitable for rock art locations, caves, rock shelters, or lithic raw material sources; and
- Vegetation and forest cover composition and age.

Archaeologically it is important to not only examine these biophysical characteristics as they appear currently but to also consider the changes in these biophysical characteristics over time, from the Late Pleistocene through to the Holocene. Further to the biophysical characteristics, a number of cultural and archaeological criteria are considered in order to further refine the archaeological site potential assessment included:

- Connection of study area to First Nations' traditional use localities, oral history, and/or known traditional place names;
- Proximity of study area to previously recorded archaeological sites;
- Prehistoric settlement and resource use of the region with a specific emphasis on the nature and characteristics of alpine archaeological sites;
- Level and type of past historic land use and the resulting impacts; and
- The previous archaeological experience of the researcher.

Expected Site Types

Following a review of pertinent archaeological, historical, ethnographic, geological, and biophysical literature, an examination of previously recorded sites in proximity to the project, and an assessment of the physical characteristics of the project locality the following site types could be expected within the project area:

- Pre-contact temporary habitation sites consisting of lithic and artifact scatters, faunal remains, fire-altered rock, cultural depressions, and other associated structural and/or subsistence features.
- Isolated lithic and artifacts scatter.
- Burial sites / ancestral remains.

AOA Results

This section contains the determination of archaeological potential for the proposed project. These results are framed within the context of the background research including archaeological and ethnographic data, topography and geomorphology, structural geology, paleoenvironmental reconstruction, and the historic record.

The desk-based assessment determined that the Project is located within Kelowna Springs Golf Club and has likely undergone extensive ground disturbance. Prior to the construction of the golf course an unnamed tributary of Mill Creek flowed east to west through the location of the proposed development. This creek is no longer visible within the proposed development. Scotty Creek is 1.35 km north of the proposed development and Mill Creek is located 468 m west. The proposed development is located to the east of Okanagan Lake and south of Ellison Lake. The project is located in close proximity (within 2 km) of eleven registered archaeological sites which are situated within a similar setting and terrain as the Project. Additionally, the Project is modelled as high archaeological potential by the Okanagan Timber Supply Area Archaeology Overview Assessment (Arcas 1997). Satellite imagery shows that in 1985 the Project area was undeveloped. In 1990 the Kelowna Springs Golf Club was built. Due to a lack of air photos and defined google images for the project area prior to golf course construction it is not possible to determine the level of disturbance that was caused by the initial construction and ongoing use of the golf course. Based on these criteria it is possible that the Project may be situated on terrain that could be assessed as high potential for archaeological materials.

It is recommended that a Preliminary Field Reconnaissance (PFR) is conducted on the proposed development to confirm the presence or absence of high archaeological potential.

The entirety of the project area has been designated as area of archaeological potential (AOP) 1. See Table 2 for details of the AOP and Figure 3 for the location of the AOP.

Table 1. Area of archaeological potential details.

AOP #	UTM (NAD 83 11 N)		Dimensions (m)	Size (ha)	Elevation (m ASL)
	Easting	Northing			
1	329522	5533075	800 N/S x 533 E/W	42.77	406

Archaeological Overview Assessment for 480 Penno Road, Kelowna, BC (24SI049)



Figure 2: Archaeological Overview Assessment for 480 Penno Road, Kelowna, Location Map

Client: Denciti Development Corp. Project: 24SI049 Mapped: 2024-08-20 KH Field Visit: 2022-MM-DD Initials Borden # - Temp Site # - Permit # Non-permit NTS 082E14		Legend Study Area Registered Archaeological Site Cadastral Contour (5 m) Road - Main Road - Other Stream Lake	
		0 100 200 300 400 500 m 1:8,500	NAD83 / UTM zone 11N Basemap: ESRI World Topo Sources: Administrative Features, Canadian Digital Elevation Dataset, Digital Road Atlas, Freshwater Atlas, LIDAR BC, RAAD

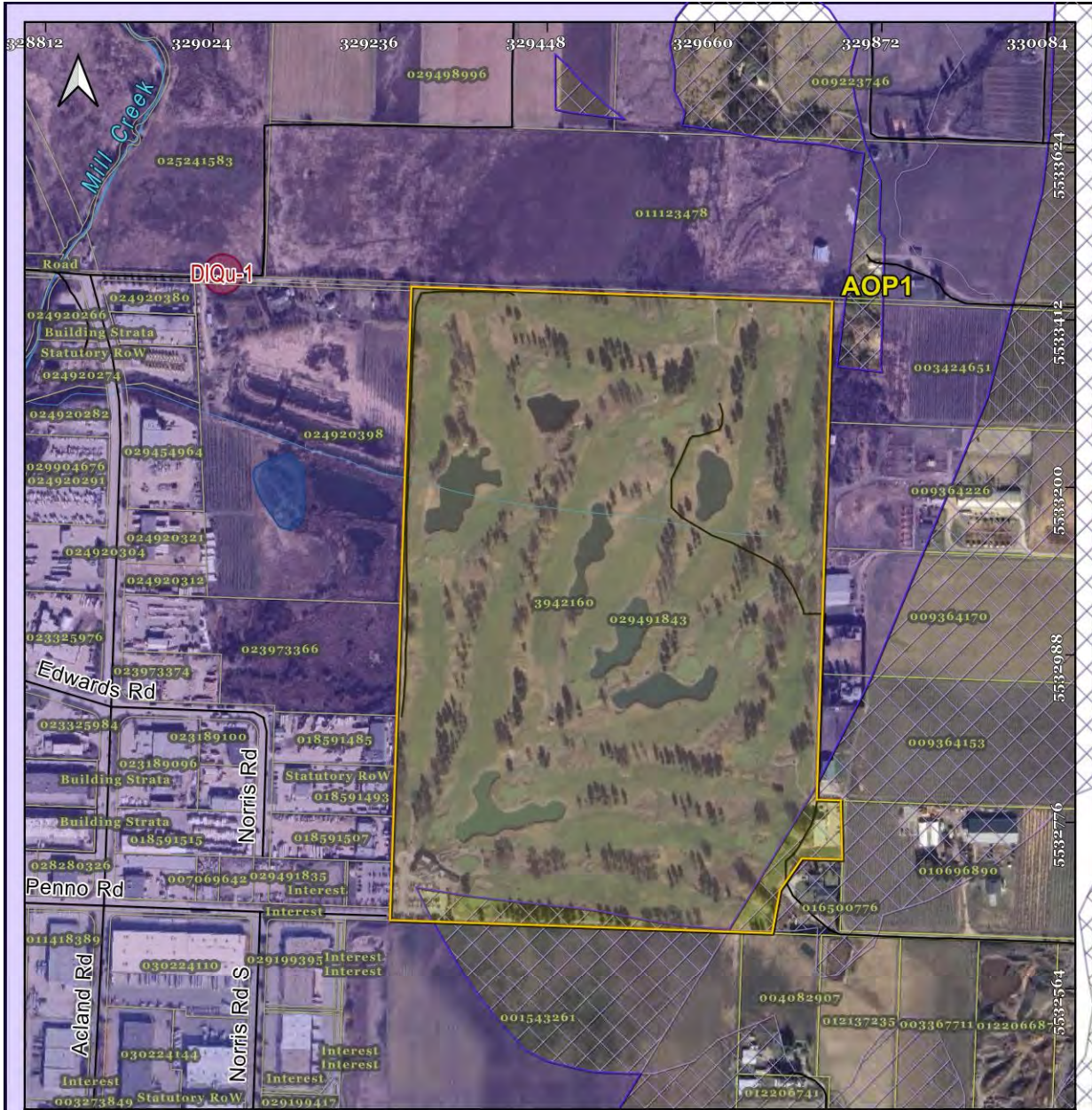


Figure 3: Archaeological Overview Assessment for 480 Penno Road, Kelowna, Results Map

Client: Denciti Development Corp. Project: 24SI049 Mapped: 2024-08-21 KH Field Visit: 2022-MM-DD Initials Borden # - Temp Site # - Permit # Non-permit NTS 082E14		Legend Study Area Area of Potential (AOP) Registered Archaeological Site High Archaeological Potential (Arcas 1997 AOA) Moderate Archaeological Potential (Arcas 1997 AOA) Cadastral Contour (5 m) Road - Main Road - Other Stream Lake		<p>Okanagan Shuswap NRD 1:54,000,000</p>
		<p>0 100 200 300 400 500 m 1:8,500</p>		

Recommendations

Based on the desk-based assessment, the property at 480 Penno Road, Kelowna BC, is assessed as high archaeological potential and has been designated AOP 1. A preliminary field reconnaissance (PFR) has been recommended for the entirety of the proposed development to ascertain level of disturbance and assess archaeological potential. Dependant on the results of the PFR a subsequent archaeological impact assessment (AIA) level study may be recommended for all ground disturbance within the boundary of the AOP. The AIA should be conducted under a *Heritage Conservation Act (HCA)* Section 12.2 Heritage Inspection Permit.

The objectives of an AIA are to:

- Identify and evaluate archaeological sites;
- Identify and assess potential impacts to these sites as a result of the proposed development; and
- Recommend alternatives for managing adverse impacts.

Based upon the results of the AIA, additional archaeological work may be required, including, but not limited to:

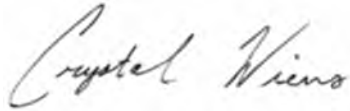
- Site conservation through avoidance by project redesign: this is the preferred archaeological site management tool, a cost-effective strategy recommended for long-term protection of significant sites or portions of sites threatened with destruction;
- Mitigative data recovery: archaeological salvage excavations may be recommended for significant archaeological or historic sites or portions of sites threatened by the project development which cannot be protected by project redesign;
- Archaeological monitoring: this may be recommended to ensure that appropriate emergency impact management actions are available if unanticipated important archaeological materials or features, such as ancestral remains, are encountered.

Users of this report should be aware that even the most thorough investigation may fail to reveal all archaeological remains that exist in an area, including sites protected by the BC *Heritage Conservation Act* (1996). All users of this report should also be aware that: (1) archaeological remains in BC are protected from disturbance, intentional or inadvertent, by the *Heritage Conservation Act*; (2) in the event that archaeological remains are encountered, all ground disturbance in the immediate vicinity must be suspended at once; (3) it is the individual's responsibility to inform the Archaeology Branch, and appropriate First Nations as soon as possible, about the location of the archaeological remains and the nature of the disturbance; and (4) the *Heritage Conservation Act* may incur heavy fines and imprisonment for failing to comply with these requirements.

It is also recommended that the proponent inform their personnel and all contractors that archaeological remains are protected by the *Heritage Conservation Act*, and may not be altered, damaged, moved, excavated in, or desecrated in any way without a permit issued under Section 12.2 or 12.4 of the *Heritage Conservation Act*.

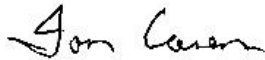
For more information on this review of archaeological potential, please contact Ursus Heritage Consulting Ltd.

With respect,



Crystal Wiens, BA
Archaeologist
Ursus Heritage Consulting Ltd.

Reviewed by:



Ian Cameron, MSc, RPCA
Director, Senior Archaeologist
Ursus Heritage Consulting Ltd.

References

Apland, Brian and Ray Kenny

1998 *British Columbia Archaeological Impact Assessment Guidelines*. Archaeology Branch, Ministry of Tourism, Culture and the Arts. Victoria.

Arcas Consulting Archaeologists Ltd.

1997 Okanagan Timber Supply Area Archaeological Overview Assessment. Report on file with the Archaeology Branch, Victoria.

Archaeology Branch

2001 *British Columbia Archaeological Impact Assessment Guidelines*. Report on file with the Archaeology Branch, Victoria, BC.

2009 *Archaeological Overview Assessments as General Land Use Planning Tools – Provincial Standards and Guidelines*. Report on file with the Archaeology Branch, Victoria, BC.

2024 Remote Access to Archaeology Data (RAAD), accessed June 10, 2024

Demarchi, D.A.

2011 *The British Columbia Ecoregion Classification*, Third Edition March 2011. Ecosystem Information Section, Ministry of Environment, Victoria. Available on the Internet at: <http://srmwww.gov.bc.ca/ecology/ecoregions/index.html>

Meidinger, D., and J. Pojar

1991 *Ecosystems of British Columbia*. Ministry of Forests, Research Branch. Special Report Series 6. Victoria.

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Friday, 28 January 2022 09:50
To: Maia Currie <mcurrie@mcelhanney.com>
Subject: RE: Data Request: Maia Currie - McElhanney Kelowna

[EXTERNAL EMAIL] Check email address, links, and attachments

Hello Maia,

Thank you for your archaeological information request regarding 480 Penno Road, Kelowna, PID 029491843, LOT B DISTRICT LOT DISTRICT PLAN EPP41714. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it is the property listed in your information request.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

However, archaeological potential modelling for the area indicates there is high to moderate potential for previously unidentified archaeological sites on the property, as indicated by the brown area (high potential) and the beige area (moderate potential) shown in the second screenshot. This potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental factors that help predict the presence of archaeological sites, and their results may be refined through further assessment.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the site, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be suspended until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment of the area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological sites are discovered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land altering activities on the property, no action is required at this time.

Rationale and Supplemental Information

- There is high to moderate potential for previously unidentified archaeological deposits to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 8-12 weeks; the process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological sites) to determine whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's discretion, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist. Archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3333.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Kind regards,

A handwritten signature in cursive script that reads "Jiana".





Please note that subject lot boundaries (yellow) and areas of archaeological potential (brown = high potential and beige = moderate potential) enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to change.



Diana Cooper
Archaeologist/Archaeological Information Administrator
 Archaeology Branch | [Ministry of Forests, Lands, Natural Resource Operations and Rural Development](#)
 Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website www.gov.bc.ca/archaeology

From: mcurrie@mcelhanney.com <mcurrie@mcelhanney.com> **On Behalf Of** ArchDataRequest@gov.bc.ca
Sent: January 19, 2022 11:01 AM
To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>
Subject: Data Request: Maia Currie - McElhanney Kelowna

Terms and Conditions Accepted Yes
 Name Maia Currie
 Email mcurrie@mcelhanney.com
 I am a Contractor for Private Property (e.g., engineer, architect)
 Affiliation McElhanney Kelowna
 Address 2281 Hunter Road
 City Kelowna
 Province BC
 Postal Code V1X 75C
 Phone Number 250-574-8592

Information Requested I request information and advice about archaeological sites on the properties described below (In the text box below, include the Parcel Identifier (PID), street address, and the legal description if available. If you have maps, please upload them to the File Attachments section near the end of the form.):

480 Penno Rd Kelowna, BC PID: 029-491-843 Legal Plan Number: EPP41714

Why Site Information is Required I am a representative of the seller or prospective purchaser of the properties described above. The properties described above are currently listed for sale.

Third Party Access The following person(s) may have access to this information (Include the person's full name and relationship to you below. If you would like them to be copied on our email reply containing property information, please also include their email address):
 Dave Pritchard, Project Manager

Format Required
 Who Prompted I am a regular business user of this information request service

File Attachment#1
File Attachment#2
File Attachment#3
File Attachment#4
File Attachment#5

APPENDIX F

GEOTECHNICAL REPORT

**- INTERIOR -
TESTING SERVICES
- LTD. -**

MATERIALS TESTING • SOILS
CONCRETE • ASPHALT • CORING
GEOTECHNICAL ENGINEERING

#1 – 1965 MOSS COURT
KELOWNA, B.C. V1Y 9L3
250-860-6540
INFO@INTERIORTESTING.COM

Denciti Acquisitions Corp
1620 – 1185 West Georgia Street
Vancouver, BC V6E 4E6

March 14, 2022
Job 22.013

Attention: Mr. David Fawley

Dear Sir;

Re: **Preliminary Geotechnical Report
Proposed Industrial Development
480 Penno Road
Kelowna, BC**

As requested, and further to our proposal of January 5, 2022, Interior Testing Services Ltd. (ITSL) has carried out a preliminary geotechnical investigation for the proposed industrial development. Please see attached to this report the following:

- Site Plan and Schematic Logs (Drawing 22.013-1)
- Test Hole Logs (Drawings 22.013-2 to 22.013-15)
- Sieve Analysis (Drawing 22.013-16)

At the end of this report, we attach a copy of our standard two-page “Terms of Engagement” that governs our work on this project, which has been previously accepted and signed.

1.0 INTRODUCTION and SCOPE OF WORK

We understand that you intend to develop the above noted property by constructing industrial style buildings, along with site servicing, access roads and onsite parking. We anticipate that the buildings will be single level and will be of slab on grade construction.

As we have not been forwarded the proposed building and grading plans, we have assumed an approximate building load of 10 kPa per floor. We have also assumed that the buildings will be set to roughly match the existing site grades.

The purpose of our investigation was to identify the underlying soil and groundwater conditions with respect to general, preliminary geotechnical comments for site development. The following report presents our investigation and laboratory results, along with general preliminary geotechnical comments

and recommendations for site preparation, foundation design, building drainage and onsite pavement structure.

2.0 SITE DESCRIPTION

The subject property is currently being occupied by Kelowna Springs Golf Course and is located in Kelowna, BC. Due to the nature of the golf course, the site consists of undulating elevations including water features and ponds. The site also contains a clubhouse and various outbuildings throughout the property. In addition, portions of the site contain asphalt pavement for access roads, parking areas, and cart paths. The general area is typically characterized by agricultural properties with industrial style properties to the west.

3.0 FIELD WORK

On February 7 and 11, 2022, a track mounted drill rig, operated by Keltech Environmental Ltd., was used to advance 14 test holes throughout the site. The test holes were advanced to as much as roughly 10.7 m below the existing site grades. The soil profile of each test hole was continuously logged in the field and occasional, representative samples were recovered and returned to our laboratory for additional analysis.

The locations of the test holes are shown on the attached site plan (Drawing 22.013-1), which was adapted from the City of Kelowna GIS Mapping.

4.0 FIELD WORK and LABORATORY RESULTS

4.1 Soil Profile and Groundwater Conditions

The schematic logs of the test holes are shown on Drawing 22.013-1. Detailed soil descriptions are shown on the attached test hole logs, drawings 22.013-2 to 22.013-15, which should be used in preference to the generalized soil descriptions that follow.

Based off the preliminary investigation, below the surficial TOPSOIL and FILL layers, the site appears to consist of natural SILT/CLAY soils. It is anticipated that the TOPSOIL and FILL depths may vary significantly throughout the property due to the undulating elevations of the golf course.

Groundwater was encountered at the time of the investigation, however, due to the low permeability of the natural SILT/CLAY soils, it was difficult to accurately record the groundwater levels. Two standpipe piezometers were installed at the time of the investigation in auger hole 7 (AH7) and AH14. The groundwater levels were recorded in the standpipe piezometers on February 16, 2022 and were noted at approximately 0.5 m and 0.7 m below grade in AH7 and AH14, respectively. It may be prudent to acquire the geodetic elevations of the groundwater elevations within the standpipes to gain a better understanding of the water levels with respect to the undulating elevations of the site. Based off site contours gathered from City of Kelowna GIS Mapping, the groundwater levels are estimated to be at a geodetic elevation of roughly 406.3 to 406.5 m.

4.2 Laboratory Work

4.2.1 Moisture Contents

We determined the moisture content of all recovered samples in our laboratory by oven-drying. These results are shown on the attached soil log sheets (22.013-2 to 22.013-15). The moisture content of the soils ranged from roughly 26 to 63%.

4.2.1 Atterberg Limits

Atterberg Limit Testing was carried out on four recovered samples. The results of the Atterberg Limit testing can be seen on drawing 22.013-16. The liquid limit results varied from approximately 42 to 92% and the plastic limits were determined to range from 22 to 61% moisture content.

5.0 GENERAL SITE DEVELOPMENT RECOMMENDATIONS

5.1 Site Preparation and Engineered Fill

To prepare the site for the proposed development, all TOPSOILs, old FILLs, and deleterious materials should be removed to expose suitable natural soils. We recommend that ITSL review the subgrade soils after site clearing work is completed, prior to placing engineered FILL materials or concrete foundations, to confirm that conditions are satisfactory or to provide additional geotechnical guidance as needed.

If the excavated site grades are below the desired foundation grades, engineered FILL should be placed and compacted to achieve the desired grades. Engineered FILL material should consist of clean sands and gravels containing less than 8% fines, or clear drain rock where water is present. ITSL should review the proposed material to confirm suitability prior to placement.

We recommend that the engineered FILL be placed in controlled lifts not exceeding 300 mm thickness and that each lift be moisture conditioned to within 2% of the optimum moisture content and compacted to at least 95% of Modified Proctor Density (MPD). We recommend that field density testing, or proof roll observations be carried out on at least every second lift (every 600 mm) to review that adequate compaction is being achieved.

5.2 Utility Service Installation and Temporary Trench Excavations

Depending on final design invert elevations (per the civil engineer); we anticipate that the proposed utility services will likely be set on suitable natural soils, such that pipe support is expected to be sufficient.

Re-using the natural cohesive soils as compacted trench backfill or structural FILL is expected to be somewhat tedious, especially in the event of unfavorable weather conditions and given the high groundwater levels. To that end, we recommend an allowance for importing granular or clear rock material for use as trench backfill where cohesive soils are encountered.

Trench backfill work should be carried out as per the City of Kelowna standards. Alternatively, trench backfill can be placed and compacted as outlined in 5.1 above.

Conventional Worksafe BC trench slopes of 3 Horizontal to 4 Vertical (3H:4V) should be reasonable for trench work up to a total trench height of 3 m, in satisfactorily dry conditions. Where steeper slopes or deeper excavations are proposed and/or if groundwater is encountered, we recommend a geotechnical engineer be given the opportunity to review conditions at the time of construction.

We anticipate that groundwater will likely be encountered during excavation. It may be possible to maintain workable conditions over some portions of the project by use of sump pumps. Although, dewatering with sump pumps is generally only feasible to roughly 1 m below the groundwater level. To that end, where deeper groundwater is encountered, well-point dewatering will likely be necessary to achieve dry and workable conditions.

5.3 Onsite Roadway Preparation

For onsite access lanes and parking lots, where the subgrade consists of natural SILT/CLAY soils it appears reasonable to use a California Bearing Ratio (CBR) of 1 to 2 for design purposes. A CBR is an evaluation of the strength of road subgrade, so that low values imply a thicker subbase structure is required. The following pavement structure is expected to be sufficient for support of the onsite parking lots and laneways.

Thickness (mm)	Material
50	Hot Mix Asphalt
100	Crushed Gravel Base (19 mm minus) – compacted to a minimum of 95% of MPD
700	Granular Subbase (75 mm minus) – compacted to a min. of 95% of MPD
Overlying	Suitable Subgrade (min CBR of 1 to 2) – proof rolled to check for soft spots

Table 1 – Onsite Pavement Structure

The pavement structure in Table 1 is expected to be reasonable from a frost protection perspective as well. In areas of tight turning and/or heavier traffic loading, increasing the asphalt thickness to 75 or even 100 mm could be contemplated to improve long-term performance.

The bottom 400 mm of the subbase layer could be made up of poorer quality granular FILL (ie. any non-swelling material such as sand or silty sand and gravel) overlain by 300 mm of good quality gravel FILL (75 mm minus), which we anticipate to be a more economical option. Alternatively, if reduced performance of the asphalt is acceptable, a reduced pavement structure could be considered.

5.4 Site Drainage Comments

For typical slab on grade structures where the interior slab elevations are above the exterior elevations, conventional foundation drainage can be omitted if desired. Where interior slabs are below exterior grades, typical foundation drainage is to be provided and directed to a suitable disposal location.

Roof drainage should also be collected and directed to a suitable disposal location, such as the storm system.

Onsite drainage to ground, including rock pits and drywells, does not appear to be suitable for this development, given the low permeability of the natural SILT/CLAY soils and the relatively shallow

groundwater levels. To that end, ITSL recommends that all drainage be directed to the municipal storm system or onsite retention systems (design by others).

In addition, all finished grades (soil, asphalt and concrete) are to be sloped away from the proposed buildings to reduce the potential for water infiltration into the backfill zone.

6.0 FOUNDATION PREPARATION and DESIGN COMMENTS

While we anticipate site grades to be finished to near existing grades, localized areas such as water features and ponds are likely to require significant thickness of FILLs. In addition, the high groundwater levels and compressible soils are likely to be the main geotechnical design challenges for this site.

6.1 Static Foundation Settlement

Based on the assumed building loads and the soils encountered, we have preliminarily estimated long-term, post-construction static settlements of the proposed foundations will be in excess of standard geotechnical objectives of 25 mm for total movement and on the order of 20 mm for differential movements. Settlement estimates ranged from 30 to 150 mm, depending on the site grading FILLs used on our estimates.

Once building and site grading plans have been finalized, ITSL should be given the opportunity to re-check the static settlement estimates once design loads are known.

6.2 Foundation Preparation

As the estimated settlement estimates are expected to be in excess of the standard geotechnical objectives, some extraordinary foundation preparation is expected to be required for the proposed industrial buildings.

Options such as over-excavation and replacement of good quality structural FILLs with the use of standard strip and spread footings could be considered for foundation preparation. Over-excavation and replacement would involve excavating the building footprint below the desired footing grades and replacing with an engineered FILL. This would reduce the settlement potential of the building by removing some of the poorer quality soils and replacing them with well compacted engineered FILLs. Additionally, the engineered FILLs would act as a buffer between the proposed footings and poor-quality soils below. Preliminarily, over excavation and replacement on the order of 1 m may be required to achieve reasonable settlement estimates for the proposed buildings. Additionally, the installation of biaxial geogrids may be recommended once building loading conditions are better defined.

Engineered FILL materials can be placed and compacted, as outlined in 5.1 above.

Alternative options such as a raft slab could also be considered for support of the proposed buildings. A concrete raft slab foundation is a relatively straight forward and cost-effective solution that would address the potential for differential settlement. Long-term post construction settlement would be expected to be acceptable using a raft slab, which can often tolerate movement on the order of 50 mm to upwards of 100 mm.

Once design loads and site grading have been finalized, ITSL can provide further, detailed guidance with respect to foundation preparation and design. Additionally, ITSL recommends further investigative work be carried out for each individual building/lot to provide foundation preparation and design options for each building/lot, as well as more detailed geotechnical design parameters.

6.3 Seismic Site Class

For seismic design purposes, we recommend a Site Class E from the BC Building Code Table 4.1.8.4.A. This recommendation is based on our field investigation and our understanding of the overall soil profile in the general area and therefore may be conservative. Where a different Site Class is desired, deeper drilling work could be carried out to provide further assessment. However, additional, deeper drilling may not change the Site Class recommendation. ITSL can prepare a scope of work and budget estimate as needed.

7.0 CONCLUSIONS

As requested, ITSL has carried out a preliminary geotechnical investigation for the proposed industrial development project. Recommendations for further site development, foundation preparation and design and building drainage have been provided in the previous sections of this report.

For future building construction, we recommend additional geotechnical investigation and review at the time of detailed design and at the time of construction to confirm suitable conditions are present and/or to provide additional geotechnical guidance as needed.

We recommend that ITSL carry out field density testing of engineered FILL materials, to confirm that compaction is satisfactory.

We trust the above comments are sufficient at this stage. After your review, please feel free to call and discuss if you have any questions.


Best Regards,
Interior Testing Services Ltd
PPN:1001971

Prepared By:



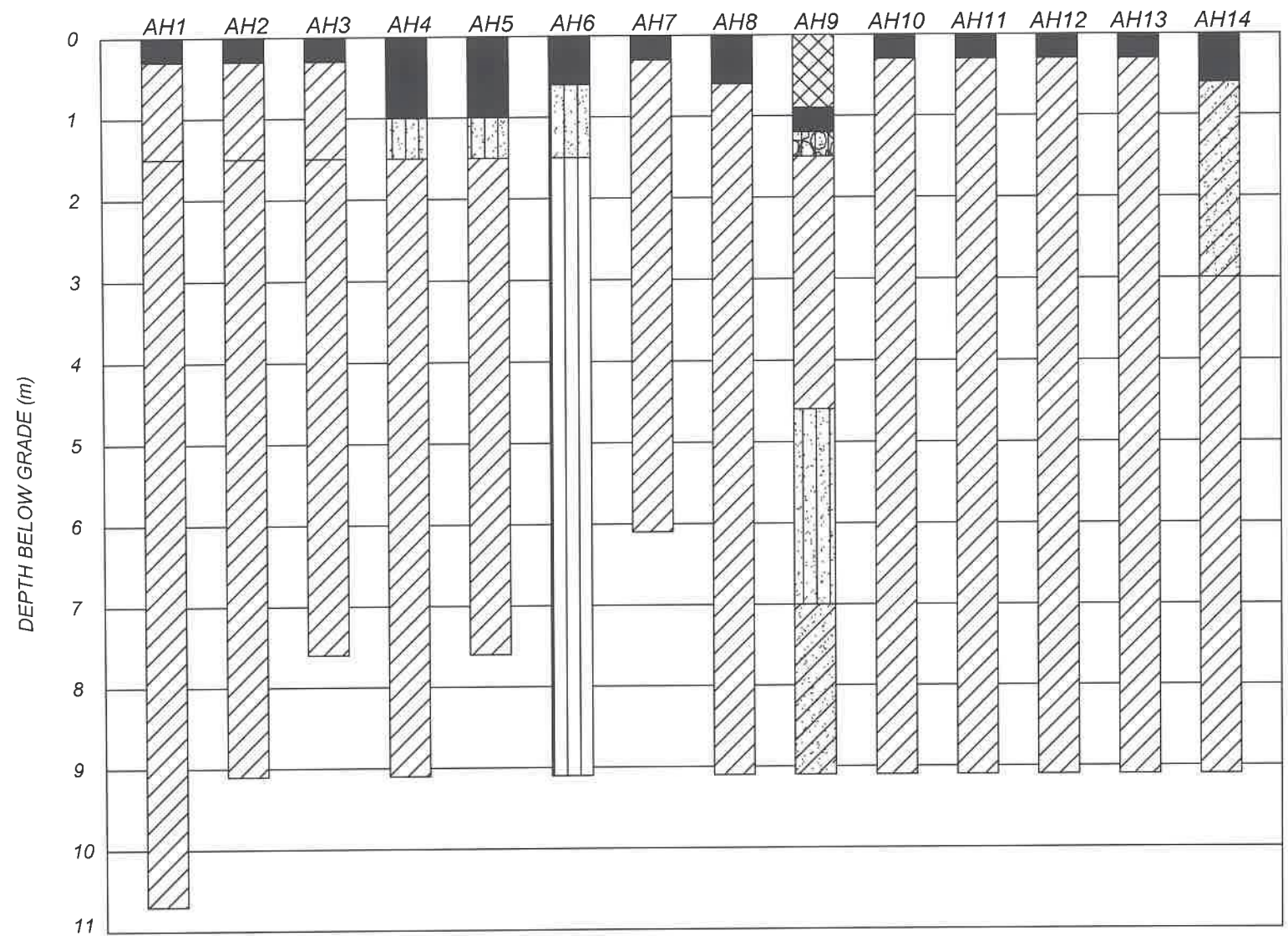
Braden Bouwsema, E.I.T.

Reviewed By:

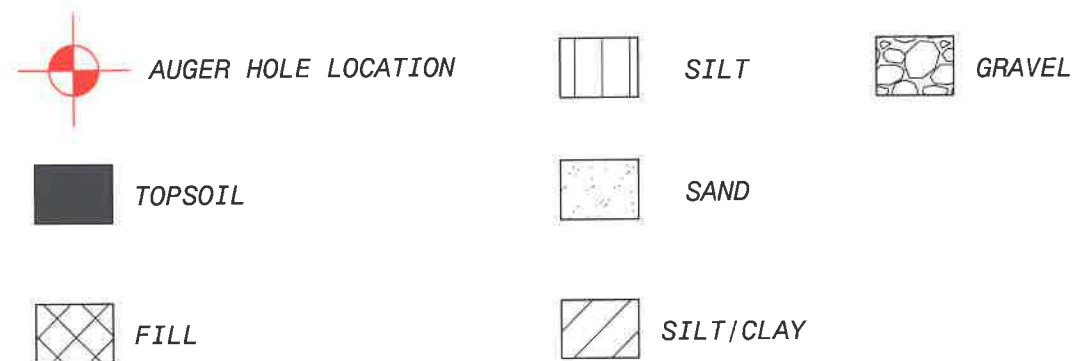


Peter Hanenburg, P. Eng.

SCHEMATIC LOGS



LEGEND



NOTES

1. REFERENCE PLAN ADAPTED FROM CITY OF KELOWNA MAPPING. (NTS)
2. AUGER HOLE LOCATIONS ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN.
3. FOR DETAILED SOIL DESCRIPTIONS REFER TO AUGER HOLE LOGS (SEE DRAWINGS 22.013-2 TO 22.013-15).

DENCITI ACQUISITIONS CORPORATION
 GEOTECHNICAL INVESTIGATION
 480 PENNO ROAD
 KELOWNA, BC

**SITE PLAN
 &
 SCHEMATIC LOGS**

INTERIOR TESTING SERVICES LTD.
 1-1965 MOSS COURT, KELOWNA, BC V1Y 9L3
 PH: 250-860-6540 email: info@interiortesting.com
 DATE OF INVESTIGATION: FEBRUARY 7 & 11, 2022
 JOB NUMBER: 22.013 DRAWING NUMBER: 22.013-1

LOG OF AUGER HOLE 1

Interior Testing Services Ltd
1 - 1965 Moss Court
Kelowna, BC V1Y 9L3
ph: (250) 860 - 6540
em: info@interiortesting.com

Project	: 22.013	Method	: Drilling
	: Industrial Development	Operator	: Keltech Environmental
	: 480 Penno Road	Logged By	: BB
	: Kelowna, BC	Date	: February 7, 2022
Location	: See Dwg. No. 22.013-1		

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters
							<input type="checkbox"/> Disturbed Sample L.L. Liquid Limit P.L. Plastic Limit		
0								TOPSOIL.	0
0.5	32%		Unable to accurately measure groundwater during investigation.		S1	<input type="checkbox"/>		Brown, SILT/CLAY, trace brown/rust stained, sand.	1
2.5	48%				S2	<input type="checkbox"/>		Brown, SILT/CLAY. Stiff to very stiff, noted to get firm to stiff with depth.	2
4.0	48% 31% — 92%		Atterberg Limit Test L.L. = 92% P.L. = 31%		S3	<input type="checkbox"/>			4
5.5	49%				S4	<input type="checkbox"/>			5
7.0	48%				S5	<input type="checkbox"/>			7
8.5	43% 20% — 42%		Atterberg Limit Test L.L. = 42% P.L. = 20%		S6	<input type="checkbox"/>			8
9.5	47%				S7	<input type="checkbox"/>			9
10.7								Bottom of auger hole at 10.7m.	11

LOG OF AUGER HOLE 2

Interior Testing Services Ltd
1 - 1965 Moss Court
Kelowna, BC V1Y 9L3
ph: (250) 860 - 6540
em: info@interiortesting.com

Project	: 22.013	Method	: Drilling
	: Industrial Development	Operator	: Keltech Environmental
	: 480 Penno Road	Logged By	: BB
	: Kelowna, BC	Date	: February 7, 2022
Location	: See Dwg. No. 22.013-1		

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	Depth in Meters
							<input type="checkbox"/> Disturbed Sample DESCRIPTION	
0			Unable to accurately measure groundwater during investigation.				TOPSOIL.	0
0.5	36%				S1	<input type="checkbox"/>	Brown, SILT/CLAY, trace brown/rust stained, sand.	0.5
2.0	49%				S2	<input type="checkbox"/>	Brown, SILT/CLAY. Stiff to very stiff, noted to get firm to stiff with depth.	2.0
4.0	45%				S3	<input type="checkbox"/>		4.0
5.5	53%				S4	<input type="checkbox"/>		5.5
7.0	49%				S5	<input type="checkbox"/>		7.0
8.5	53%			S6	<input type="checkbox"/>		8.5	
9.1							Bottom of auger hole at 9.1m.	9.1
10								10
11								11

- INTERIOR -
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LOG OF AUGER HOLE 3

Interior Testing Services Ltd
1 - 1965 Moss Court
Kelowna, BC V1Y 9L3
ph: (250) 860 - 6540
em: info@interiortesting.com

Project	: 22.013	Method	: Drilling
	: Industrial Development	Operator	: Keltech Environmental
	: 480 Penno Road	Logged By	: BB
	: Kelowna, BC	Date	: February 7, 2022
Location	: See Dwg. No. 22.013-1		

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters
							<input type="checkbox"/> Disturbed Sample		
0			Unable to accurately measure groundwater during investigation.					TOPSOIL.	0
1	40%				S1	<input type="checkbox"/>		Brown, SILT/CLAY, trace brown/rust stained, sand.	1
2	46%				S2	<input type="checkbox"/>		Brown, SILT/CLAY. Stiff to very stiff, noted to get firm to stiff with depth.	2
3									3
4	42%				S3	<input type="checkbox"/>			4
5	42%				S4	<input type="checkbox"/>			5
6									6
7	46%			S5	<input type="checkbox"/>				7
8								Bottom of auger hole at 7.6m.	8
9									9
10									10
11									11



LOG OF AUGER HOLE 4

Interior Testing Services Ltd
 1 - 1965 Moss Court
 Kelowna, BC V1Y 9L3
 ph: (250) 860 - 6540
 em: info@interiortesting.com

Project : 22.013
 : Industrial Development
 : 480 Penno Road
 : Kelowna, BC
 Location : See Dwg. No. 22.013-1

Method : Drilling
 Operator : Keltech Environmental
 Logged By : BB
 Date : February 7, 2022

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters
							<input type="checkbox"/> Disturbed Sample P.L. Plastic Limit L.L. Liquid Limit		
0								TOPSOIL.	0
0.5	36%		Unable to accurately measure groundwater during investigation.		S1	<input type="checkbox"/>		Grey, sandy SILT.	1
1.5	39%				S2	<input type="checkbox"/>		Brown, SILT/CLAY. Stiff to very stiff, noted to get firm to stiff with depth.	2
2.5					S3	<input type="checkbox"/>			3
3.5	47%				S4	<input type="checkbox"/>			4
4.5					S5	<input type="checkbox"/>			5
5.5	49%			Atterberg Limit Test L.L. = 69% P.L. = 27%		S6	<input type="checkbox"/>		6
5.5	27%							7	
6.5	42%							8	
7.5	45%							9	
9.1								Bottom of auger hole at 9.1m.	9
10									10
11									11



LOG OF AUGER HOLE 5

Interior Testing Services Ltd
 1 - 1965 Moss Court
 Kelowna, BC V1Y 9L3
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 em: info@interiortesting.com

Project	: 22.013	Method	: Drilling
	: Industrial Development	Operator	: Keltech Environmental
	: 480 Penno Road	Logged By	: BB
	: Kelowna, BC	Date	: February 7, 2022
Location	: See Dwg. No. 22.013-1		

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters
							<input type="checkbox"/> Disturbed Sample		
0			Unable to accurately measure groundwater during investigation.					TOPSOIL.	0
1	26%				S1	<input type="checkbox"/>		Brown, silty SAND.	1
2	44%				S2	<input type="checkbox"/>		Brown, SILT/CLAY. Stiff to very stiff, noted to get firm to stiff with depth.	2
3									3
4	48%				S3	<input type="checkbox"/>			4
5	48%				S4	<input type="checkbox"/>			5
6								6	
7	40%			S5	<input type="checkbox"/>			7	
8								Bottom of auger hole at 7.6m.	8
9									9
10									10
11									11

LOG OF AUGER HOLE 6

Interior Testing Services Ltd
1 - 1965 Moss Court
Kelowna, BC V1Y 9L3
ph: (250) 860 - 6540
em: info@interiortesting.com

Project	: 22.013	Method	: Drilling
	: Industrial Development	Operator	: Keltech Environmental
	: 480 Penno Road	Logged By	: BB
	: Kelowna, BC	Date	: February 7, 2022
Location	: See Dwg. No. 22.013-1		

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters
							<input type="checkbox"/> Disturbed Sample		
0			Unable to accurately measure groundwater during investigation.					TOPSOIL.	0
1	36%				S1	<input type="checkbox"/>		Brown, silty SAND.	1
2	36%				S2	<input type="checkbox"/>		Brown, SILT, some sand.	2
3									3
4	39%				S3	<input type="checkbox"/>			4
5	37%				S4	<input type="checkbox"/>			5
6								6	
7	44%			S5	<input type="checkbox"/>			7	
8								8	
9	39%			S6	<input type="checkbox"/>			9	
10								10	
11								Bottom of auger hole at 9.1m.	11



LOG OF AUGER HOLE 7

Interior Testing Services Ltd
 1 - 1965 Moss Court
 Kelowna, BC V1Y 9L3
 ph: (250) 860 - 6540
 em: info@interiortesting.com

Project	: 22.013	Method	: Drilling
	: Industrial Development	Operator	: Keltech Environmental
	: 480 Penno Road	Logged By	: BB
	: Kelowna, BC	Date	: February 11, 2022
Location	: See Dwg. No. 22.013-1		

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters
							<input type="checkbox"/> Disturbed Sample <input checked="" type="checkbox"/> Water Noted With Piezometer		
0								TOPSOIL.	0
0.7		▽	Groundwater observed at 0.7 m on February 16, 2022.		S1	<input type="checkbox"/>		Brown, SILT/CLAY. Stiff to very stiff, noted to get firm to stiff with depth.	1
1	27%								
2					S2	<input type="checkbox"/>			2
2.5	51%								
3		◆	3m piezo installed.						3
3.5					S3	<input type="checkbox"/>			4
4	48%								
5					S4	<input type="checkbox"/>			5
5.5	33%								
6								Bottom of auger hole at 6.1m.	6
7									7
8									8
9									9
10									10
11									11

LOG OF AUGER HOLE 8

Interior Testing Services Ltd
1 - 1965 Moss Court
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Project	: 22.013	Method	: Drilling
	: Industrial Development	Operator	: Keltech Environmental
	: 480 Penno Road	Logged By	: BB
	: Kelowna, BC	Date	: February 11, 2022
Location	: See Dwg. No. 22.013-1		

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	Depth in Meters
							Disturbed Sample	
							DESCRIPTION	
0			Unable to accurately measure groundwater during investigation.				TOPSOIL.	0
1	o37%				S1		Brown, SILT/CLAY. Stiff to very stiff, noted to get firm to stiff with depth.	1
2	o53%				S2			2
3								3
4	o49%				S3			4
5	o54%				S4			5
6								6
7	o54%			S5			7	
8							8	
9	o61%			S6			9	
							Bottom of auger hole at 9.1m.	
10								10
11								11



LOG OF AUGER HOLE 9

Interior Testing Services Ltd
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 ph: (250) 860 - 6540
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Project : 22.013
 : Industrial Development
 : 480 Penno Road
 : Kelowna, BC
 Location : See Dwg. No. 22.013-1
 Method : Drilling
 Operator : Keltech Environmental
 Logged By : BB
 Date : February 11, 2022

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters
							<input type="checkbox"/> Disturbed Sample P.L. Plastic Limit L.L. Liquid Limit		
0			Unable to accurately measure groundwater during investigation.					Brown, sand and gravel, FILL.	0
1			Atterberg Limit Test L.L. = 68% P.L. = 27%					TOPSOIL.	1
1.5	49%			S1	<input type="checkbox"/>	Brown, silty SAND and GRAVEL.	1.5		
2	54%			S2	<input type="checkbox"/>	Brown, SILT/CLAY. Firm to stiff.	2		
2.5	27%								
3	68%								
4	52%			S3	<input type="checkbox"/>				
5							Brown, soft and moist, SILT/SAND.	5	
6									6
6.5	23%		S4	<input type="checkbox"/>					6.5
7								Brown, sandy SILT/CLAY. Soft to firm.	7
7.5	43%		S5	<input type="checkbox"/>					7.5
8									8
8.5	40%		S6	<input type="checkbox"/>					8.5
9								Bottom of auger hole at 9.1m.	9
10									10
11									11

**- INTERIOR -
TESTING SERVICES
- LTD. -**

LOG OF AUGER HOLE 10

Interior Testing Services Ltd
1 - 1965 Moss Court
Kelowna, BC V1Y 9L3
ph: (250) 860 - 6540
em: info@interiortesting.com

Project	: 22.013	Method	: Drilling
	: Industrial Development	Operator	: Keltech Environmental
	: 480 Penno Road	Logged By	: BB
	: Kelowna, BC	Date	: February 11, 2022
Location	: See Dwg. No. 22.013-1		

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters
							<input type="checkbox"/> Disturbed Sample		
0			Unable to accurately measure groundwater during investigation.					TOPSOIL.	0
1	43%				S1	<input type="checkbox"/>	Brown, SILT/CLAY. Stiff to very stiff, noted to get firm to stiff with depth.	1	
2	52%				S2	<input type="checkbox"/>		2	
3					S3	<input type="checkbox"/>		3	
4	47%				S4	<input type="checkbox"/>		4	
5	61%				S5	<input type="checkbox"/>		5	
6	61%				S6	<input type="checkbox"/>		6	
7	47%						7		
8								8	
9								9	
10								10	
11								11	

Bottom of auger hole at 9.1m.



LOG OF AUGER HOLE 11

Interior Testing Services Ltd
 1 - 1965 Moss Court
 Kelowna, BC V1Y 9L3
 ph: (250) 860 - 6540
 em: info@interiortesting.com

Project	22.013	Method	Drilling
	Industrial Development	Operator	Keltech Environmental
	480 Penno Road	Logged By	BB
Location	Kelowna, BC	Date	February 11, 2022
	See Dwg. No. 22.013-1		


Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters
							<input type="checkbox"/> Disturbed Sample		
0									0
0.5	36%		Unable to accurately measure groundwater during investigation.		S1	<input type="checkbox"/>		TOPSOIL.	0.5
1.5	50%	S2			<input type="checkbox"/>	Brown, SILT/CLAY.	1.5		
2.5	43%	S3			<input type="checkbox"/>	Stiff to very stiff, noted to get firm to stiff with depth.	2.5		
3.5	47%	S4			<input type="checkbox"/>		3.5		
4.5	56%	S5			<input type="checkbox"/>		4.5		
5.5	57%	S6			<input type="checkbox"/>		5.5		
6.5									
9.1								Bottom of auger hole at 9.1m.	9.1
11									11

**- INTERIOR -
TESTING SERVICES
- LTD. -**

LOG OF AUGER HOLE 12

Interior Testing Services Ltd
1 - 1965 Moss Court
Kelowna, BC V1Y 9L3
ph: (250) 860 - 6540
em: info@interiortesting.com

Project	: 22.013	Method	: Drilling
	: Industrial Development	Operator	: Keltech Environmental
	: 480 Penno Road	Logged By	: BB
	: Kelowna, BC	Date	: February 11, 2022
Location	: See Dwg. No. 22.013-1		

Depth in Meters	%Moisture	Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters
							<input type="checkbox"/> Disturbed Sample		
0			Unable to accurately measure groundwater during investigation.				TOPSOIL.	0	
1	45%				S1	<input type="checkbox"/>	Brown, SILT/CLAY. Stiff to very stiff, noted to get firm to stiff with depth.	1	
2	52%				S2	<input type="checkbox"/>		2	
3					S3	<input type="checkbox"/>		3	
4	56%				S4	<input type="checkbox"/>		4	
5	56%				S5	<input type="checkbox"/>		5	
6					S6	<input type="checkbox"/>		6	
7	59%						7		
8							8		
9	62%						9		
10							10		
11							11		

Bottom of auger hole at 9.1m.



LOG OF AUGER HOLE 13

Interior Testing Services Ltd
 1 - 1965 Moss Court
 Kelowna, BC V1Y 9L3
 ph: (250) 860 - 6540
 em: info@interiortesting.com

Project : 22.013
 : Industrial Development
 : 480 Penno Road
 : Kelowna, BC
 : See Dwg. No. 22.013-1

Method : Drilling
 Operator : Keltech Environmental
 Logged By : BB
 Date : February 11, 2022

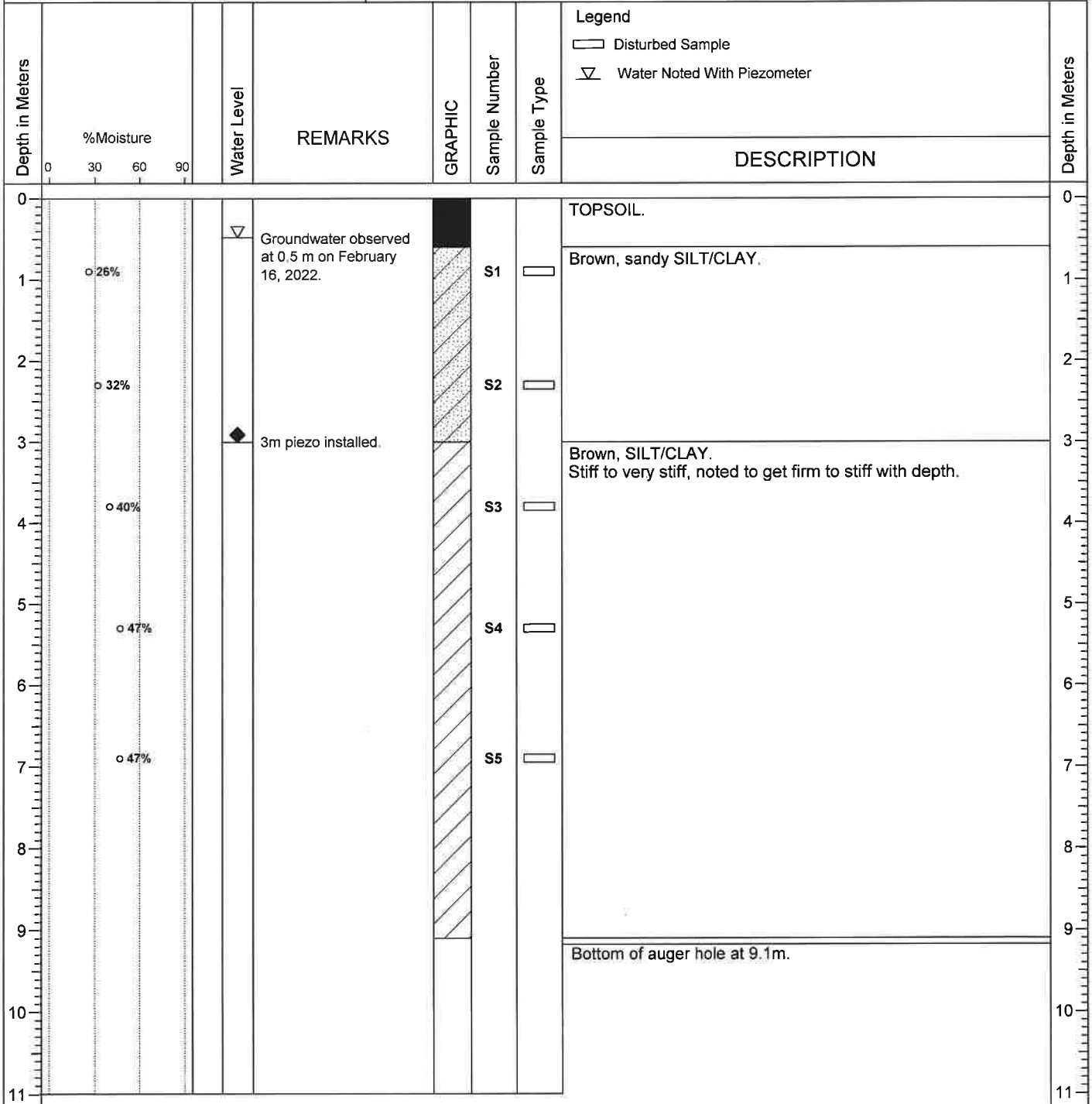
Depth in Meters	%Moisture	%Moisture Water Level	REMARKS	GRAPHIC	Sample Number	Sample Type	Legend	DESCRIPTION	Depth in Meters				
							<input type="checkbox"/> Disturbed Sample						
0			Unable to accurately measure groundwater during investigation.		S1	<input type="checkbox"/>	<input type="checkbox"/>	TOPSOIL.	0				
1	35%										Brown, SILT/CLAY. Stiff to very stiff, noted to get firm to stiff with depth.	1	
2													2
3	52%												3
4													4
5	51%												5
6													6
7	55%							7					
8								8					
9	53%							9					
10								10					
11	63%							11					
Bottom of auger hole at 9.1m.													



LOG OF AUGER HOLE 14

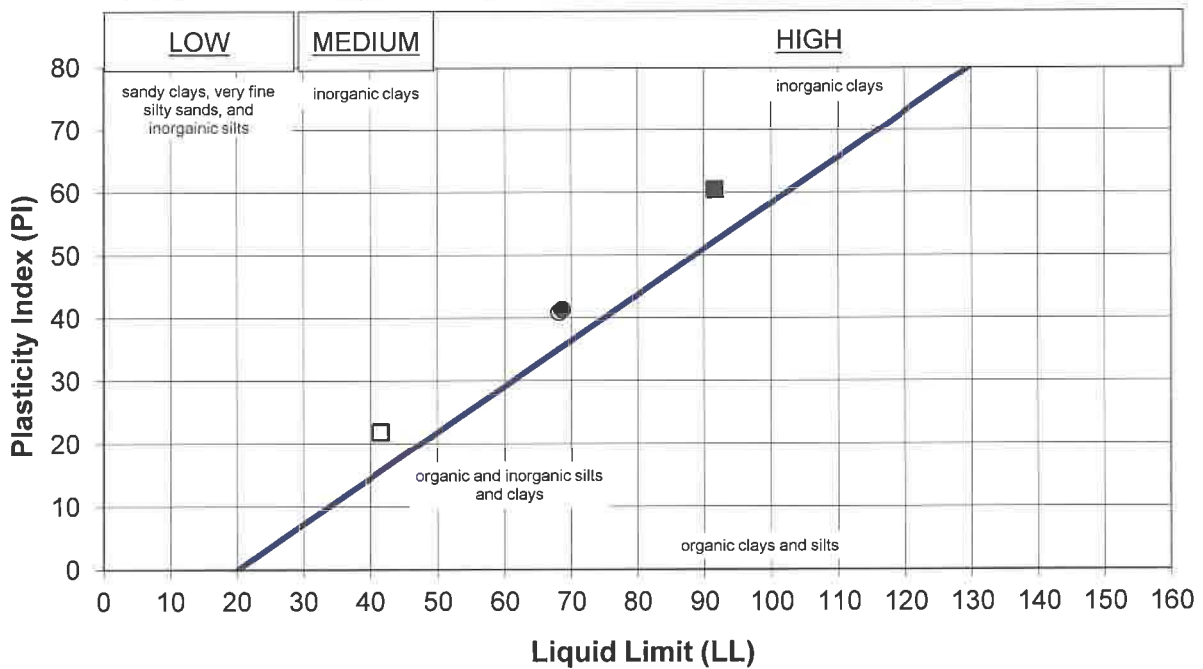
Interior Testing Services Ltd
 1 - 1965 Moss Court
 Kelowna, BC V1Y 9L3
 ph: (250) 860 - 6540
 em: info@interiortesting.com

Project	: 22.013	Method	: Drilling
	: Industrial Development	Operator	: Keltech Environmental
	: 480 Penno Road	Logged By	: BB
	: Kelowna, BC	Date	: February 11, 2022
Location	: See Dwg. No. 22.013-1		



HOLE NO.	SAMPLE NO.	DEPTH (m)	W.C. (%)	L.L. (%)	P.L. (%)	P.I. (%)	REMARKS
AH1	S3 ■	3.8	47.6	91.6	31.1	60.5	High Plastic SILT / CLAY
AH1	S6 □	8.4	46.9	41.6	19.8	21.8	Medium Plastic SILT / CLAY
AH4	S4 ●	5.3	48.6	68.6	27.2	41.4	High Plastic SILT / CLAY
AH9	S2 ○	2.3	54.4	68.1	27.2	40.9	High Plastic SILT / CLAY

PLASTICITY (CLAYS) or COMPRESSIBILITY (SILTS)



PLASTICITY CHART FOR SOIL CLASSIFICATION

Denciti Acquisitions Corp. Geotechnical Investigation Proposed Industrial Dev. 480 Penno Road Kelowna, BC	PLASTICITY CHART	INTERIOR TESTING SERVICES LTD 1 - 1965 MOSS COURT, KELOWNA, BC V1Y 4N7 PH: (250) 860-6540 EM: info@interiortesting.com
		SAMPLED BY: BB February 7 & 11, 2022 TESTED BY: BB March, 2022 CHECKED BY: PH
		JOB: 22.013 DRAWING NUMBER: 22.013-16

TERMS OF ENGAGEMENT

GENERAL

Interior Testing Services Ltd. (ITSL) shall render the Services performed for the Client on this Project in accordance with the following Terms of Engagement. ITSL may, at its discretion and at any stage, engage subconsultants to perform all or any part of the Services. Unless specifically agreed in writing, these Terms of Engagement shall constitute the entire Contract between ITSL and the Client.

COMPENSATION

Charges for the Services rendered will be made in accordance with ITSL's Schedule of Fees and Disbursements in effect from time to time as the Services are rendered. All Charges will be payable in Canadian Dollars. Invoices will be due and payable by the Client within thirty (30) days of the date of the invoice without hold back. Interest on overdue accounts is 18% per annum, compounded monthly (19.6%)

REPRESENTATIVES

Each party shall designate a representative who is authorized to act on behalf of that party and receive notices under this Agreement.

TERMINATION

Either party may terminate this engagement without cause upon thirty (30) days' notice in writing. On termination by either party under this paragraph, the Client shall forthwith pay ITSL its Charges for the Services performed, including all expenses and other charges incurred by ITSL for this Project.

If either party breaches this engagement, the non-defaulting party may terminate this engagement after giving seven (7) days' notice to remedy the breach. On termination by ITSL under this paragraph, the Client shall forthwith pay to ITSL its Charges for the Services performed to the date of termination, including all fees and charges for this Project.

ENVIRONMENTAL

ITSL's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. ITSL will co-operate with the Client's environmental consultant during the field work phase of the investigation.

PROFESSIONAL RESPONSIBILITY

In performing the Services, ITSL will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services contemplated in this engagement at the time when and the location in which the Services were performed. ITSL makes no warranty, representation or guarantee, either express or implied as to the professional services rendered under this agreement.

LIMITATION OF LIABILITY

ITSL shall not be responsible for:

- (a) the failure of a contractor, retained by the Client, to perform the work required in the Project in accordance with the applicable contract documents;
- (b) the design of or defects in equipment supplied or provided by the Client for incorporation into the Project;
- (c) any cross-contamination resulting from subsurface investigations;
- (d) any damage to subsurface structures and utilities;
- (e) any Project decisions made by the Client if the decisions were made without the advice of ITSL or contrary to or inconsistent with ITSL's advice;
- (f) any consequential loss, injury or damages suffered by the Client, including but not limited to loss of use, earnings and business interruption;
- (g) the unauthorized distribution of any confidential document or report prepared by or on behalf of ITSL for the exclusive use of the Client.

The total amount of all claims the Client may have against ITSL under this engagement, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the lesser of our fees or \$50,000.00.

No claim may be brought against ITSL in contract or tort more than two (2) years after the Services were completed or terminated under this engagement.

PERSONAL LIABILITY

For the purposes of the limitation of liability provisions contained in the Agreement of the parties herein, the Client expressly agrees that it has entered into this Agreement with ITSL, both on its own behalf and as agent on behalf of its employees and principals.

The Client expressly agrees that ITSL's employees and principals shall have no personal liability to the Client in respect of a claim, whether in contract, tort and/or any other cause of action in law. Accordingly, the Client expressly agrees that it will bring no proceedings and take no action in any court of law against any of ITSL's employees or principals in their personal capacity.

THIRD PARTY LIABILITY

This report was prepared by ITSL for the account of the Client. The material in it reflects the judgement and opinion of ITSL in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. ITSL accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. This report may not be used or relied upon by any other person unless that person is specifically named by us as a beneficiary of the Report. The Client agrees to maintain the confidentiality of the Report and reasonably protect the report from distribution to any other person.

INDEMNITY

The client shall indemnify and hold harmless ITSL from and against any costs, damages, expenses, legal fees and disbursements, expert and investigation costs, claims, liabilities, actions, causes of action and any taxes thereon arising from or related to any claim or threatened claim by any party arising from or related to the performance of the Services.

DOCUMENTS

All of the documents prepared by ITSL or on behalf of ITSL in connection with the Project are instruments of service for the execution of the Project. ITSL retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used on any other project without the prior written agreement of ITSL.

FIELD SERVICES

Where applicable, field services recommended for the Project are the minimum necessary, in the sole discretion of ITSL, to observe whether the work of a contractor retained by the Client is being carried out in general conformity with the intent of the Services.

DISPUTE RESOLUTION

If requested in writing by either the Client or ITSL, the Client and ITSL shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, the dispute shall be referred to and finally resolved by an arbitrator appointed by agreement of the parties.

CONFIRMATION OF PROFESSIONAL LIABILITY INSURANCE

As required by by-laws of Engineers & Geoscientists British Columbia (EGBC), it is required that our firm advises whether or not Professional Liability Insurance is held. It is also required that a space for you to acknowledge this information be provided.

Our professional liability insurance is not project specific for the project and should not be regarded as such. If you require insurance for your project you should purchase a project specific insurance policy directly.

Accordingly, this notice serves to advise you that ITSL carries professional liability insurance. Please sign and return a copy of this form as an indication of acceptance and agreement to the contractual force of these Terms of Engagement.

PRINT NAME: _____ DATE: _____

ACKNOWLEDGEMENT: _____

APPENDIX G

BMID CORRESPONDENCE

Richard Halley

From: Robert Hrasko <rhasko@bmid.ca>
Sent: Tuesday, February 15, 2022 3:48 PM
To: Richard Halley
Cc: Bryan Vig
Subject: RE: Sample Water Model Inquiry

You don't often get email from rhasko@bmid.ca. [Learn why this is important](#)

[EXTERNAL EMAIL] Check email address, links, and attachments

Richard

I can't verify, but the issue is that this is the north part of our water system and it would need strengthening if anything significant were to be required for that parcel of land.

Likely another PRV connection to this pressure zone from our water mains along Old Vernon Road.

That main is only 150mm diameter so the most that it would add is in the range of 50 to 60 L/s to the Edwards road area.

Bob

Bob Hrasko, P.Eng.
Administrator



Phone (250) 765-5169
Cell/Text (250) 212-3266
Email rhasko@bmid.ca

From: Richard Halley <rhalley@mcelhanney.com>
Sent: February 15, 2022 3:26 PM
To: Robert Hrasko <rhasko@bmid.ca>
Cc: Bryan Vig <bvig@bmid.ca>
Subject: RE: Sample Water Model Inquiry

Thank you Robert.

I will follow up with our client to see if conducting a water model is warranted at this time.

You mentioned that offsite upgrades maybe required, on a high level, in your opinion what type of upgrades would be needed?

Richard Halley, ASCT., CA.
Civil Engineering Technologist
McElhanney
C 250 306 3577

From: Robert Hrasko <rhasko@bmid.ca>
Sent: Tuesday, February 15, 2022 1:59 PM

To: Richard Halley <rhalley@mcelhanney.com>

Cc: Bryan Vig <bvig@bmid.ca>

Subject: FW: Sample Water Model Inquiry

You don't often get email from hrasko@bmid.ca. [Learn why this is important](#)

[EXTERNAL EMAIL] Check email address, links, and attachments

Hi Richard

Just to let you know up front, there is a fee of \$500 to run the model and provide that information to development clients.

We get CTQ to run the model

There may be offsite upgrades required. The maximum flow to that area of our district is in the range of 150 L/s with sufficient residual (> 20 psi)

For that pressure zone, our winter Hydraulic Grade Line is 467m

In the summer, it can drop as much as 10m due to irrigation demands on the system.

There is also a 200mm diameter main from Edwards Road to Kelowna springs property so its fire flow is 125 L/s based on 4.0m/s Max Velocity

Please let us know if you need the model run

Thank you

Bob

Bob Hrasko, P.Eng.

Administrator



Phone (250) 765-5169

Cell/Text (250) 212-3266

Email hrasko@bmid.ca

From: BMID Info <info@bmid.ca>

Sent: February 14, 2022 9:34 AM

To: Robert Hrasko <hrasko@bmid.ca>

Subject: FW: Sample Water Model Inquiry

Kind Regards,

Black Mountain Irrigation District

285 Gray Road

Kelowna, BC V1X 1W8

Phone: (250) 765-5169

Fax: (250) 765-0277

Email: info@bmid.ca

From: Richard Halley [<mailto:rhalley@mcelhanney.com>]

Sent: Monday, February 14, 2022 9:11 AM

To: BMID Info <info@bmid.ca>

Subject: Sample Water Model Inquiry

Good morning,

I Believe that the contact person I was provided was Bob Carrasco I do not have his contact information.

I'm writing regarding a new file - we've been retained as civil engineers for due diligence project at the Kelowna Springs Golf Club.

As we get underway, I'd like to request some water modeling information to establish the availability of flows & pressures in the proposed development area.

Could you please let me know:

- i. the static pressures at the street line,
- ii. Residual pressures at the street line given demand flows of:
 - a. 50 lps
 - b. 100 lps,
 - c. 150 lps; and
- iii. The maximum fire flow available at the street line meeting bylaw requirements for max velocity of 4 m/s and min. residual system pressure of 20 psi.

Thanks, and we'll look forward to working with you on the project.

Richard Halley, ASCT., CA.
Civil Engineering Technologist

McElhanney

www.mcelhanney.com

104-3310 32nd Ave | Vernon BC V1T 2M6

C 250 306 3577

RHalley@mcelhanney.com | [My LinkedIn Profile](#)

Connect with McElhanney: [Facebook](#) | [Twitter](#) | [LinkedIn](#)



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This message and attachment may contain privileged and confidential information. If you are not the intended recipient, please notify us of our error, do not disseminate or copy this communication, and destroy all copies.

From: [Robert Hrasko](#)
To: [Richard Halley](#)
Cc: [Bryan Vig](#)
Subject: FW: 17097 RE: Two Model Run flow tests required
Date: Thursday, April 7, 2022 6:45:00 AM
Attachments: [image009.png](#)

[EXTERNAL EMAIL] Check email address, links, and attachments

Richard

Please find below the system performance at the watermain cross at the intersection of Penno and Norris Roads.

The existing 200mm water main from this intersection is not modelled as that main will be insufficient for supporting development to the Kelowna Springs block of land.

The watermains back into the system may need upgrades.

The range of flows and residual pressures at the Tee location are in the table below

Bob

Bob Hrasko, P.Eng.

Administrator



Phone (250) 765-5169
Cell/Text (250) 212-3266
Email rhrasko@bmid.ca

From: Antonio Faccini <AFaccini@ctqconsultants.ca>
Sent: April 6, 2022 2:31 PM
To: Robert Hrasko <rhrasko@bmid.ca>
Subject: 17097 RE: Two Model Run flow tests required

Bob,

Here are the simulations results:

Location	Penno Rd and Norris Rd			
Model Node	J-475-078			
MDD	Additional Flow	Simulated Flow	Residual Pressure	
[L/s]	[L/s]	[L/s]	[m]	[psi]
0.37	0	0.37	50.5	72
0.37	50	50.37	44.7	64
0.37	100	100.37	36.8	52
0.37	150	150.37	27.1	39
0.37	200	200.37	15.6	22
0.37	225	225.37	9.1	13

For the 225 L/s additional demand on Penno Rd the pressure is below 20 psi and there is a short section of pipe (31 m - 150mm on Old Vernon Rd) that would have velocities above 4 m/s.

Let me know if you need something else at this time.

Antonio Faccini, P.Eng., M.Eng.



Tel: 250.979.1221 ext. 106

From: Robert Hrasko <rrhasko@bmid.ca>

Sent: March 25, 2022 10:16 AM

To: Antonio Faccini <AFaccini@ctqconsultants.ca>

Subject: FW: Two Model Run flow tests required

Antonio

We would like a numbers of flow tests at each site to provide the consultant working on those sites with our flow – residual pressure relationships

The two locations are:

1. Hydrant 396-357 at the corner of Bryden Road and Highway 33.
2. Water main at the intersection of Penno Road and Norris Road South.
Model the intersection here at the cross location. The consultant is reviewing the Kelowna Springs Development and the interconnected mains at that location will show a range of capacity from our interconnected water system. This run should have a range of flows with residual pressures at this intersection. The consultant will have to determine what they can service from this point. It may be a more complex review to determine how we get 225 L/s to their development area. That will require a meeting and letter report, but this is the first step.

If you could get this done in the next week, that would be appreciated

Thanks

Bob

Bob Hrasko, P.Eng.

Administrator



Phone (250) 765-5169

Cell/Text (250) 212-3266

Email rhrasko@bmid.ca

From: jason andrews <jacandesign@yahoo.com>

Sent: March 18, 2022 10:39 AM

To: Robert Hrasko <rhrasko@bmid.ca>

Subject: Hydrant flow test info

Hello Bob

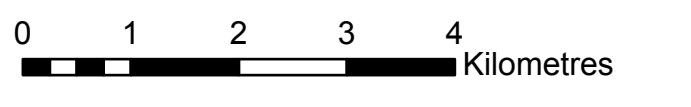
As per our conversation looking for flow off Hwy 33 North side between Bryden and Franklyn

Thanks!

**Jason Andrews P. Tech (Eng.), Engineering Licensee (Sask. and BC), A.Sc.T. (Sask)
LSFP Designs Inc.
780-459-1385**



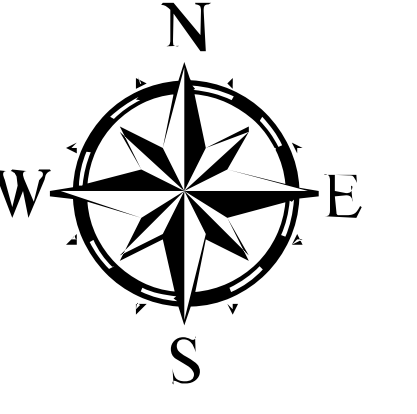
Key Map



- Legend**
- Distance Offsets**
 - Service to Property Line/Pin
 - Other Distance
 - Water Services**
 - Domestic Service
 - Irrigation - Combined
 - Irrigation Services - Separate Irrigation
 - ARV**
 - REPLACED
 - ABANDONED
 - NOT IN USE
 - ORIGINAL VALVE
 - Blow Offs
 - City of Kelowna Hydrants
 - Private Hydrants
 - R.D.C.O. Hydrants
 - Test Stations
 - PRV
 - Valves
 - Abandoned
 - Normally Closed
 - Isolation Valve
 - Service Lines**
 - Combined Dom-Irrig
 - Separated Domestic
 - Separated Irrigation
 - Hydrant Lead
 - Abandoned
 - Air Valve
 - Water Mains**
 - Future/Proposed
 - Abandoned
 - RWW main
 - Irrigation Only
 - Domestic Only
 - Dry
 - Dom-Irrig/Combined
 - Drain
 - Pump Station Buildings
 - Reservoir Buildings
 - B.M.I.D. Easements
 - City of Kelowna Easements
 - B.M.I.D. Boundary - Present
 - B.M.I.D. Boundary - Future
 - B.M.I.D. Legal Parcels
 - City of Kelowna Legal Parcels
 - RDCO Legal Parcels

Irrigation Label Pipe Diameter (mm)

0.75	19
1	25
1.5	38
2	50
2.5	65
3	75
4	100
6	150
8	200

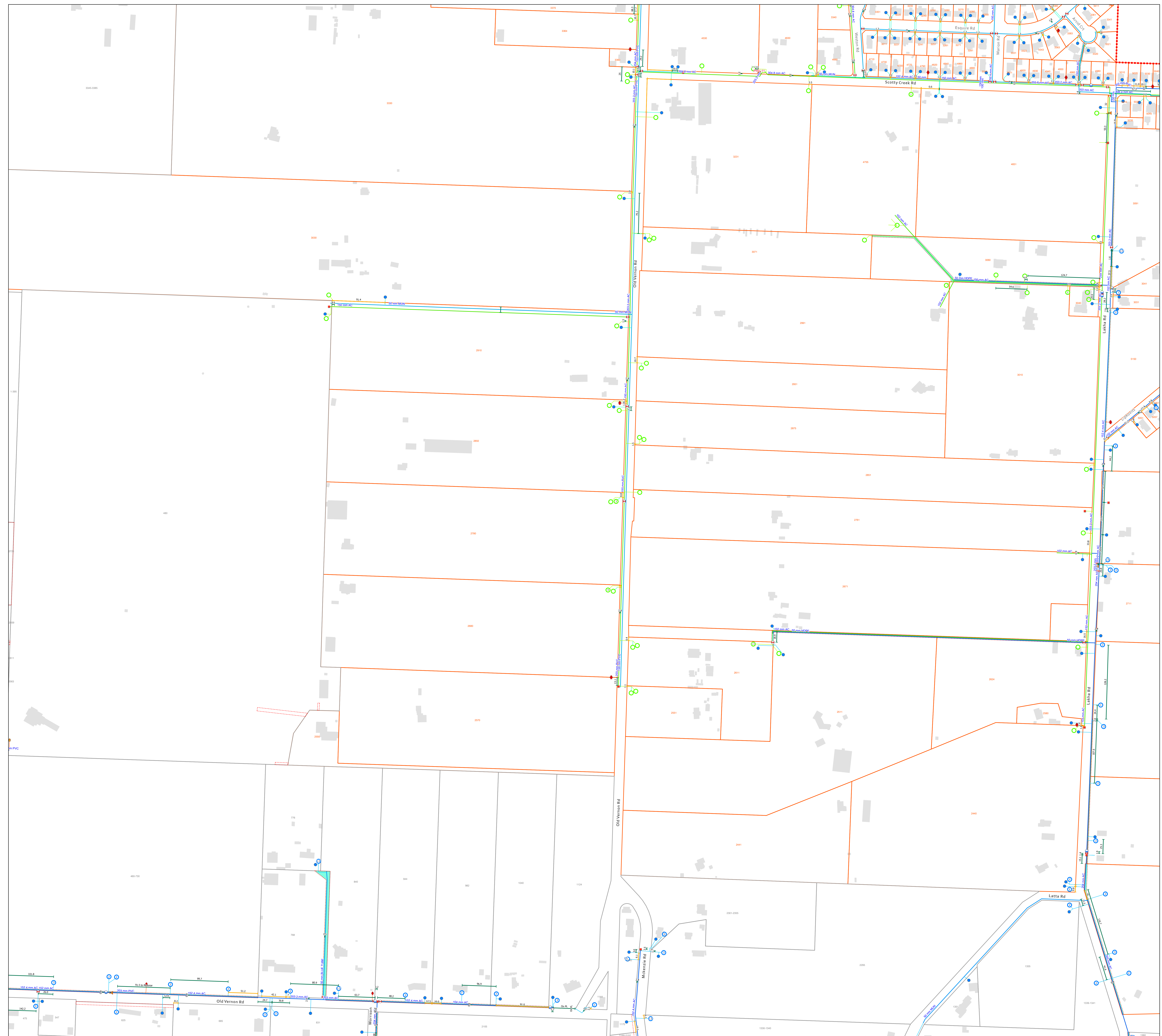


Date Created: 2019-11-21
 Drawn By: DG
 Datum: NAD 1983
 Projection: UTM Zone 11N

The information on this map is of a general nature and is provided in good faith for the interest of the users.

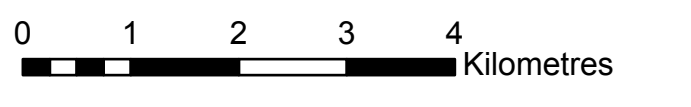
CTQ Consultants and BMID make no representation as to the completeness, timeliness, and accuracy of the information contained on this map.

CTQ Consultants has developed this map using information provided by the District and cannot guarantee its accuracy.





Key Map

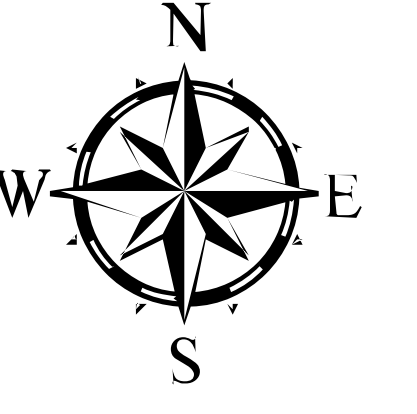


Legend

- Distance Offsets**
 - Service to Property Line/Pin
 - Other Distance
- Water Services**
 - Domestic Service
 - Irrigation - Combined
 - Irrigation Services - Separate Irrigation
- ARV**
 - REPLACED
 - ABANDONED
 - NOT IN USE
 - ORIGINAL VALVE
 - Blow Offs
 - City of Kelowna Hydrants
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 - B.M.I.D. Boundary - Present
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 - RDCO Legal Parcels

Irrigation Services

Irrigation Label Pipe Diameter (mm)	
0.75	19
1	25
1.5	38
2	50
2.5	65
3	75
4	100
6	150
8	200

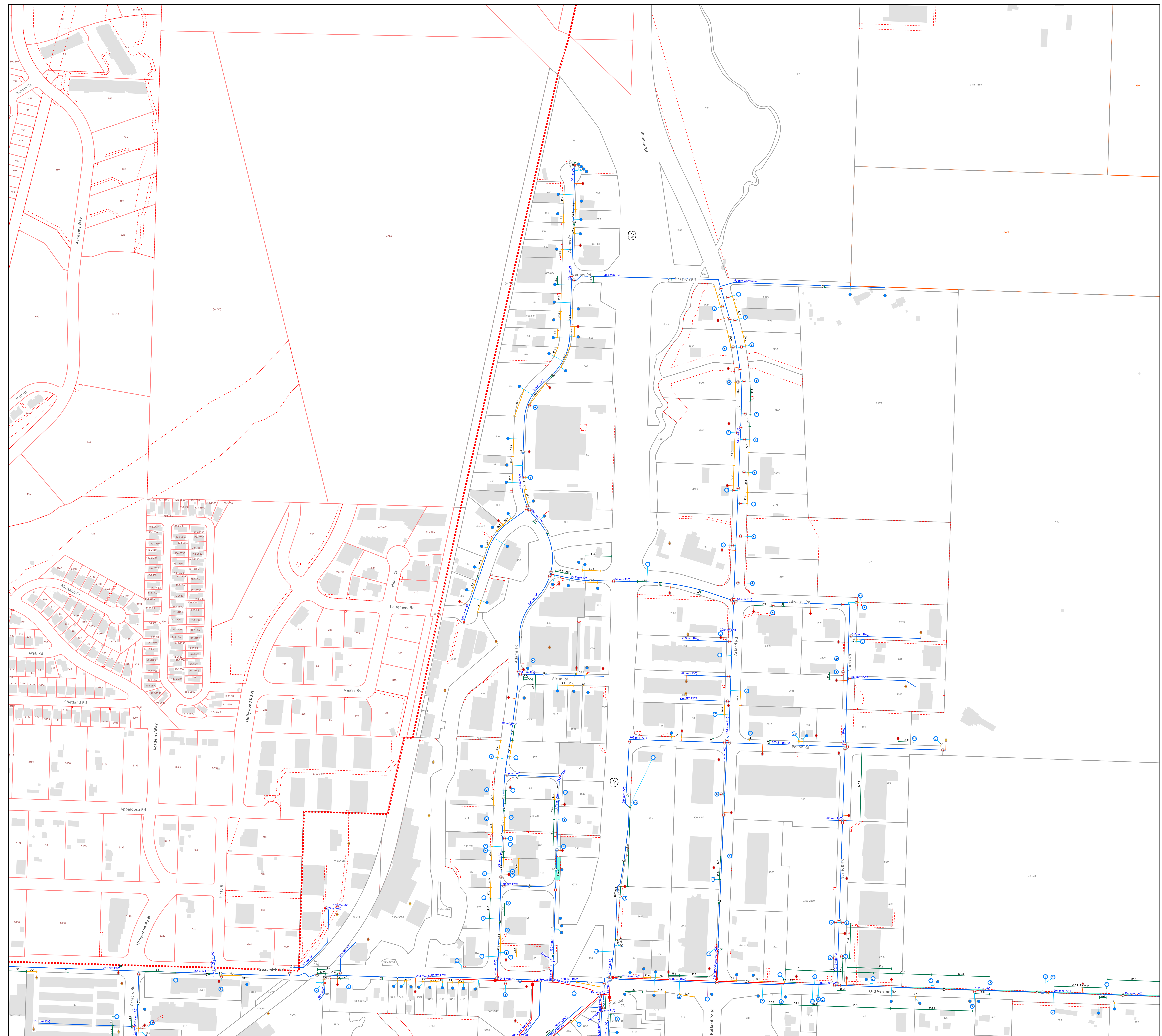


Date Created: 2019-11-21
 Drawn By: DG
 Datum: NAD 1983
 Projection: UTM Zone 11N

The information on this map is of a general nature and is provided in good faith for the interest of the users.

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CTQ Consultants has developed this map using information provided by the District and cannot guarantee its accuracy.





Office: (250) 765-5169
Fax: (250) 765-0277
www.bmid.ca

File No. 2022-11

November 28, 2024

McElhanney Ltd.
210 – 31–35th Avenue
Vernon, BC
V1T 2T1

Letter sent via E-mail

Attention: Mr. Jeff Brackett, P.Eng., Project Manager

Dear Jeff:

Re: Water Supply to Proposed Development – 480 Penno Road

As requested in your email today and discussed at our November 27, 2024 meeting, this letter sets out information related to the available supply of water to 480 Penno Road. This information is to inform the applicant and approvals agencies of available water and the requirement of probable water system upgrades.

Black Mountain Irrigation District (BMID) is an Improvement District under Part 17 of the BC Local Government Act. With the parcel being within our District boundary, we are the water service provider to this property. We are a water supplier with no land use authority, except related to water, and are impartial to this development. This letter provides water supply information regarding this property.

BMID was asked to comment on three issues:

1. Current water supply to parcel and rights and obligations BMID has to the property.
2. Servicing capacity of BMID to supply water to the parcel with the proposed land-use change.
3. Comment on the existing ground water supply and possible value of that supply to BMID.

1.0 Current Water Supply

The subject parcel land at 480 Penno Road is 106.5 acres in size. The land has right to irrigation water from BMID. Of the 106.5 acres of land, the grades for land related to taxation from BMID are as follows:

- Grade A 58.80 acres Has rights to water and is permitted to water over that area.
- Grade D 47.70 acres Classed as dry land with no irrigation permitted by BMID.

Irrigation water service to the site is via a 150mm watermain located on the Hereron Road right-of-way between lots 2910 and 3030 Old Vernon Road. The 150mm main is fed from the dedicated irrigation system on Old Vernon Road.

We are aware that the property accesses groundwater from the local ponds via a 25 hp pump. This allows the golf course operator to irrigate at higher rates in a shorter time frame than permitted through the BMID water system for agriculture. We understand that the owner has applied to the Province for a water license for this withdrawal and the decision by the Province has not yet been received. BMID also supplies the clubhouse with domestic water from a 50mm diameter water service connection at the east limits of Pennon Road.

To develop the land, the applicant will be required to buy-in the dry land area into the District and pay Capital Expenditure Charges as per the current BMID CEC bylaw in place that is available on our website.

Water Distribution System Capacity

We understand that the property is being taken through a rezoning process with proposed land use to be "Industrial". With this proposed change, the type of water license use will change from *Irrigation* to *Waterworks Local Authority (domestic)*. Presently BMID has adequate water licensing to service the property.

BMID has been informed that the design domestic water demand, as per City Subdivision bylaw, is expected to be 33 L/s. Fire flow requirements for industrial subdivision is a fire flow of 225 L/s for the required duration. The total design flow is the sum of fire flow plus Max Day demand for the industrial uses which is 258 L/s.

In 2022, BMID carried out preliminary water modelling to assess system fire flow capacity. Existing capacity to the Norris Road area is in the range of 190 L/s. Off-site water distribution system upgrades will be required. These requirements have not yet been determined. It is noted that all new building development in Penno and Acland road areas was assessed to confirm that their design fire demands did not exceed water distribution supply capacity.

A preliminary review to attain a design flow of 258 L/s was conducted but is not finalized. It is expected that their will be water system upgrades required with upgraded distribution system and PRV on Old Vernon Road between Cornish Road to Norris Road, and some main upgrades on Penno Road. The exact details remain to be confirmed upon further water modelling.


Existing Groundwater Supply

BMID agrees that the existing groundwater well and pumping system may have value to the district in supplying water to BMIDs dedicated irrigation distribution system. The golf course has a 25 hp pump and presently uses groundwater for irrigating the golf course. The condition of the pump and the pump station is not known. Also not known is the water quality as related to being acceptable for agricultural purposes. BMID is open to discussions on determining the value of the golf course water source. As part of the assessment of value, the shallow groundwater will be required to be tested for full chemical parameters, metals, and PFAS substances as the source is groundwater in the water table from above the confined aquifer situated downstream of the Kelowna Airport.

BMID is impartial to the rezoning of this property. The issues related to water supply are manageable for this size of an industrial subdivision. Please contact the undersigned if you have questions regarding any items listed in this letter.

Yours truly,

BLACK MOUNTAIN IRRIGATION DISTRICT



R. Hrasko, P.Eng
Administrator

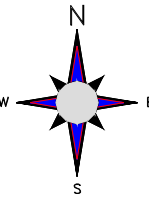
APPENDIX H

BC 1 CALL INFORMATION



STRUCTURE SYMBOLS LEGEND

- | | |
|----------------------------------|-----------------------------------|
| FOREIGN POLE | SHAW POLE |
| FOREIGN LATERAL POLE | SHAW LATERAL POLE |
| METRE ROOM | SHAW METRE ROOM |
| FOREIGN MAN-HOLE | SHAW MAN-HOLE |
| FOREIGN PEDASTAL | SHAW PEDASTAL |
| FOREIGN PULLBOX | SHAW PULLBOX |
| FOREIGN PEDESTAL MOUNTED PULLBOX | SHAW PEDESTAL MOUNTED PULLBOX |
| FOREIGN VAULT | SHAW VAULT |
| INLAY ENCLOSURE | MIDSPAN |
| SPLICE MARKER | T SECTION |
| CONDUIT CAP | CONDUIT CONNECTOR |
| FOREIGN CONDUIT | SHAW CONDUIT/TRENCH |
| FOREIGN TRENCH | SHAW STRAND |
| FOREIGN STRAND | INDICATOR FOR HAZARDOUS STRUCTURE |
| SHADOW DUCT | |



This marked print should be used for design and planning purposes only.

Its accuracy should not be considered as precise nor should it be construed as as-built information.

Infrastructure location should be verified by site inspection, field surveying and locates.

Shaw Communications shall not in any way suffer any liability whatsoever to any party for any injury, loss or damages suffered by such party arising from the use of, or reliance upon, this information.

Click before you dig:
DigShaw.ca



This is not a clearance to excavate. Please request for locates at DigShaw.ca once the excavation is planned.



LEGEND Scale: 1:5125

Underground COPPER		FIBRE Distribution Hub	
Underground FIBRE		Pedestal	
Direct Buried COPPER		Copper Cross Connect	
Direct Buried FIBRE		Aerial / PCP RAP	
Aerial COPPER		FIBRE Cabinet	
Aerial FIBRE		MUX Cabinet	
Underground DUCT		Underground Facility Color	
Underground TRENCH		Direct Buried Facility Color	
Proposed Direct Buried COPPER		Premises Facility Color	
Proposed Underground		Purposed Facility Color	
Abandoned		Vault	
Temporary		Manhole	
Critical Cable		Splice Points	
Road		NAP Heatmap	
Property Line		Copper Load Coil	
Pole Protection		Copper Repeater	
Lot/Block/Plan			
Copper Sensor			



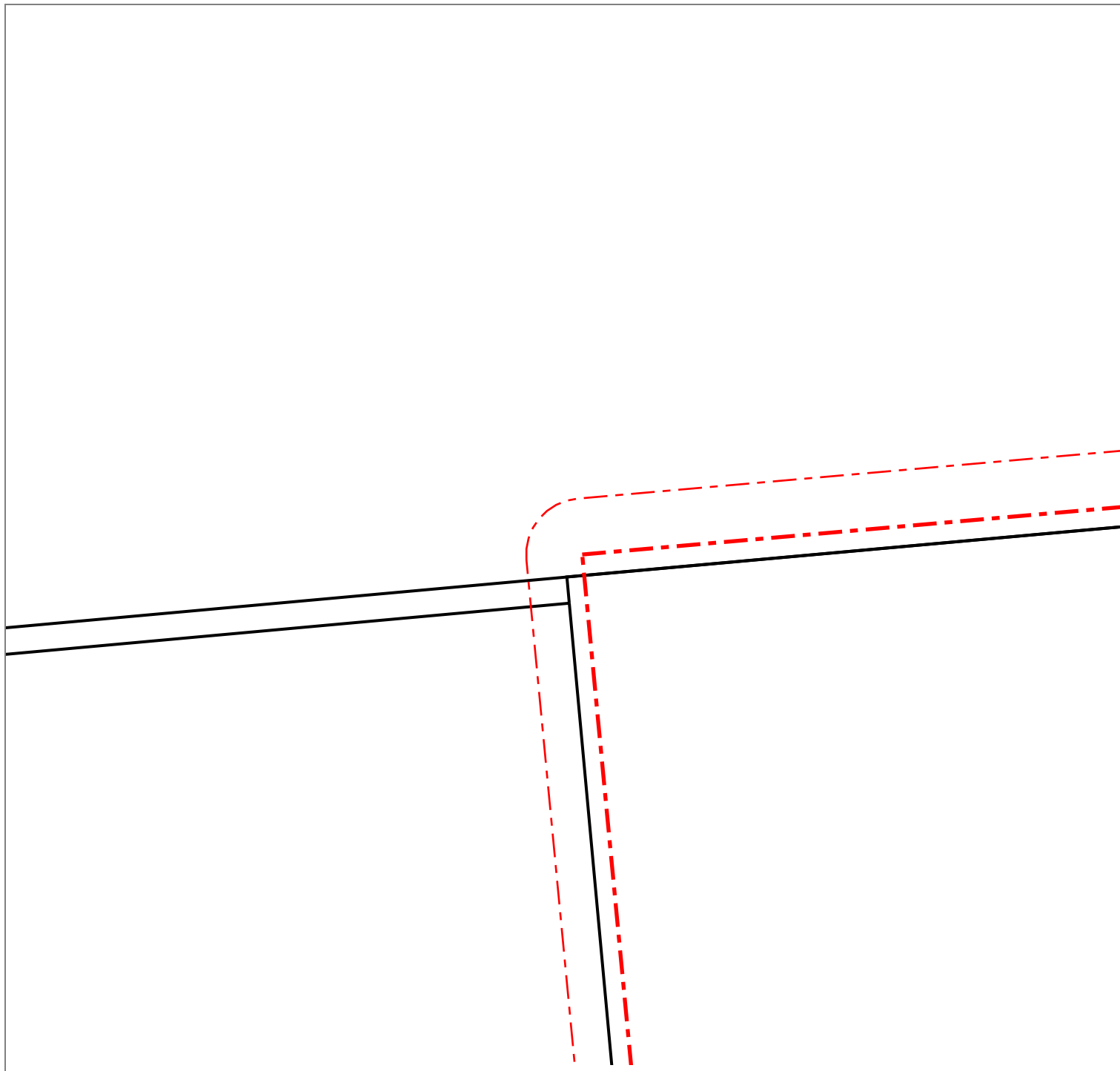
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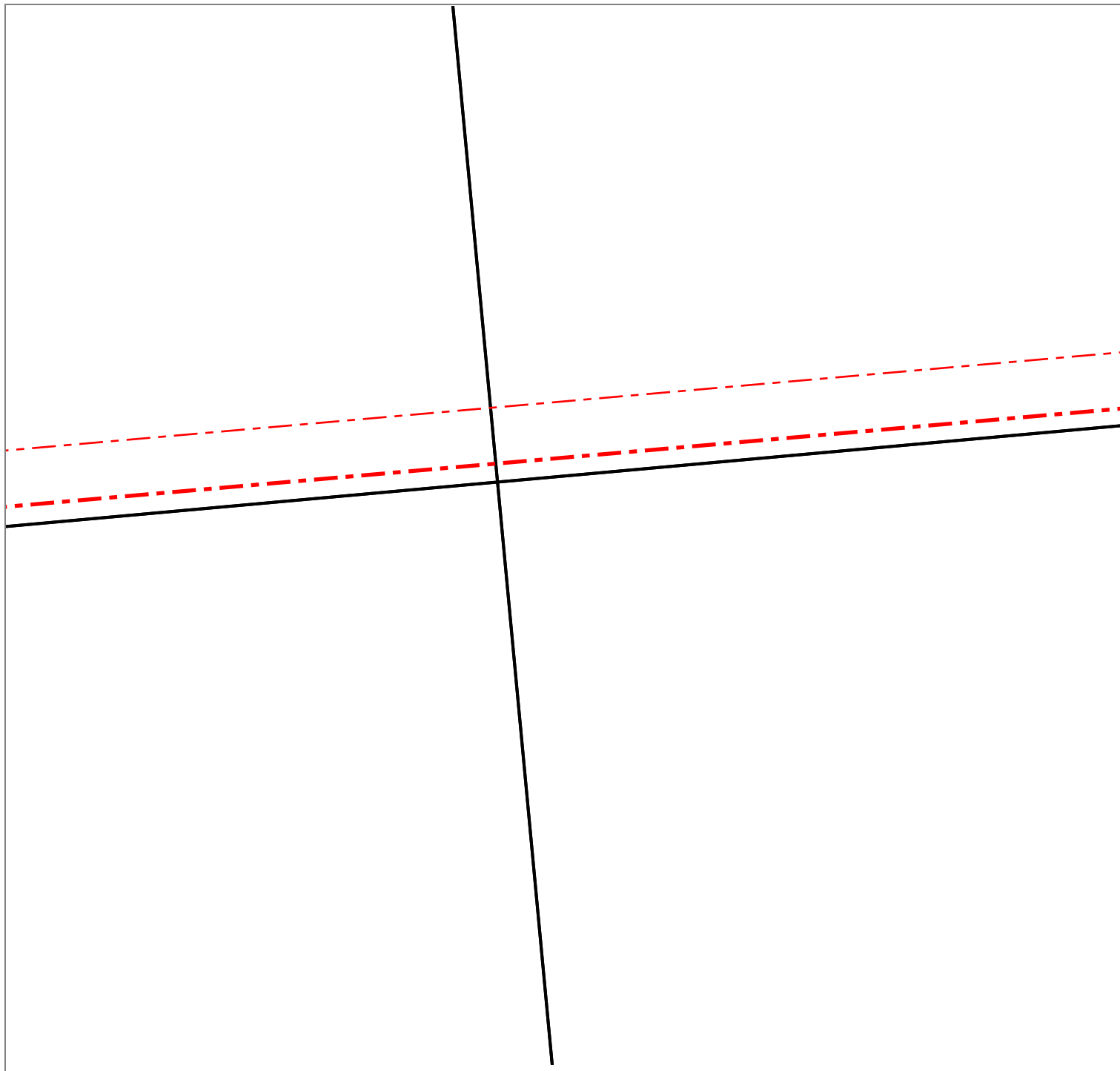
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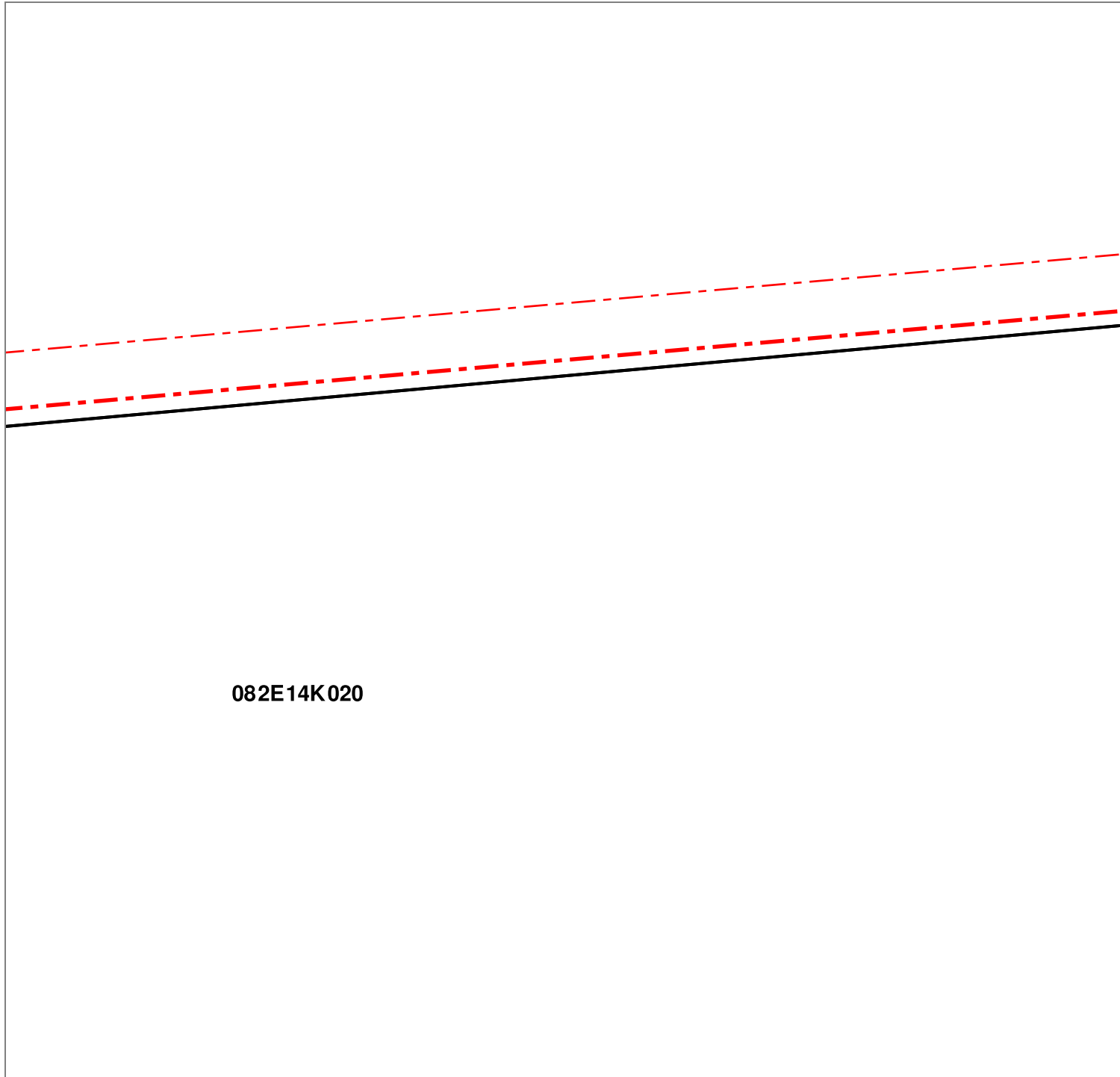
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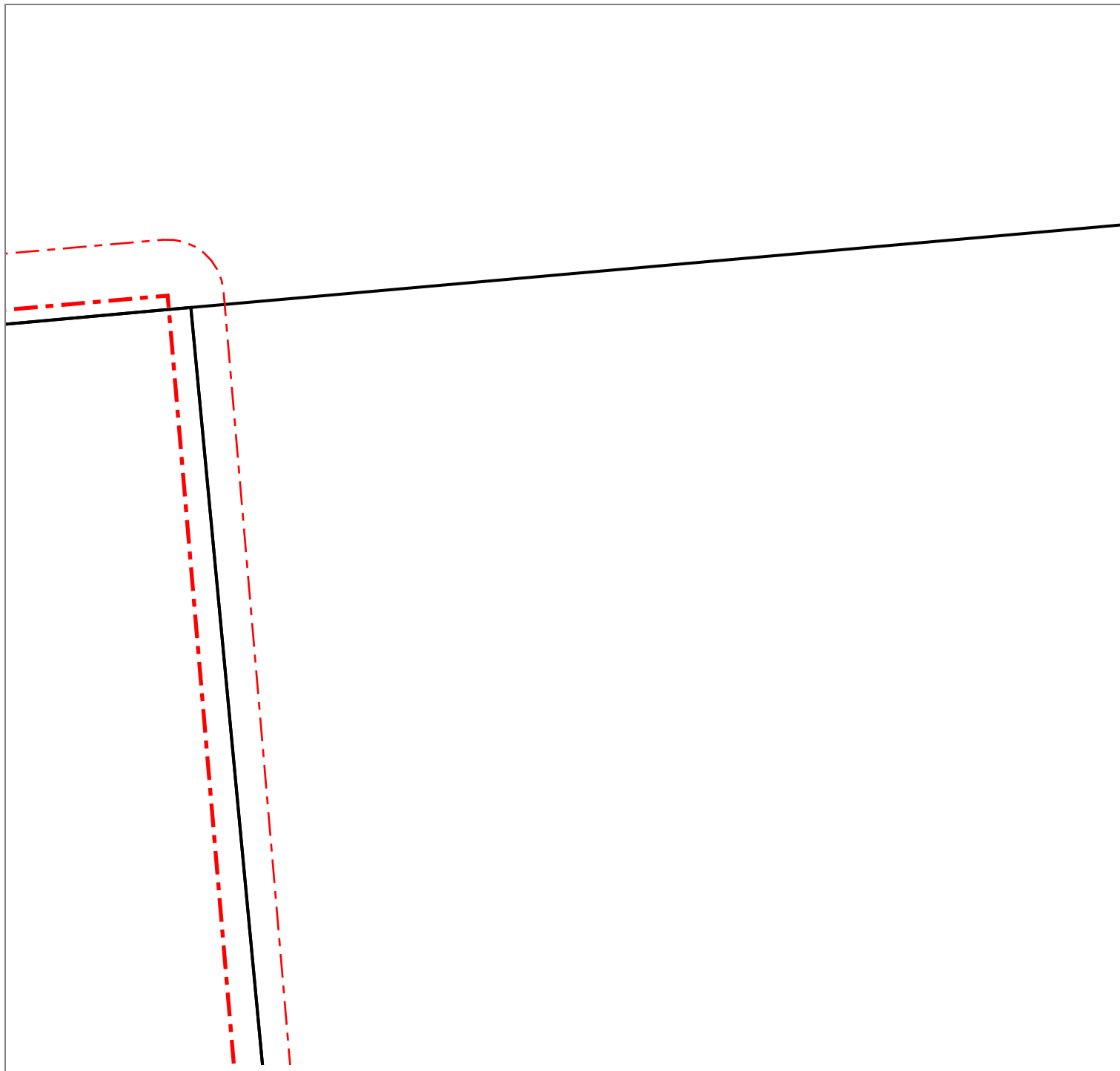
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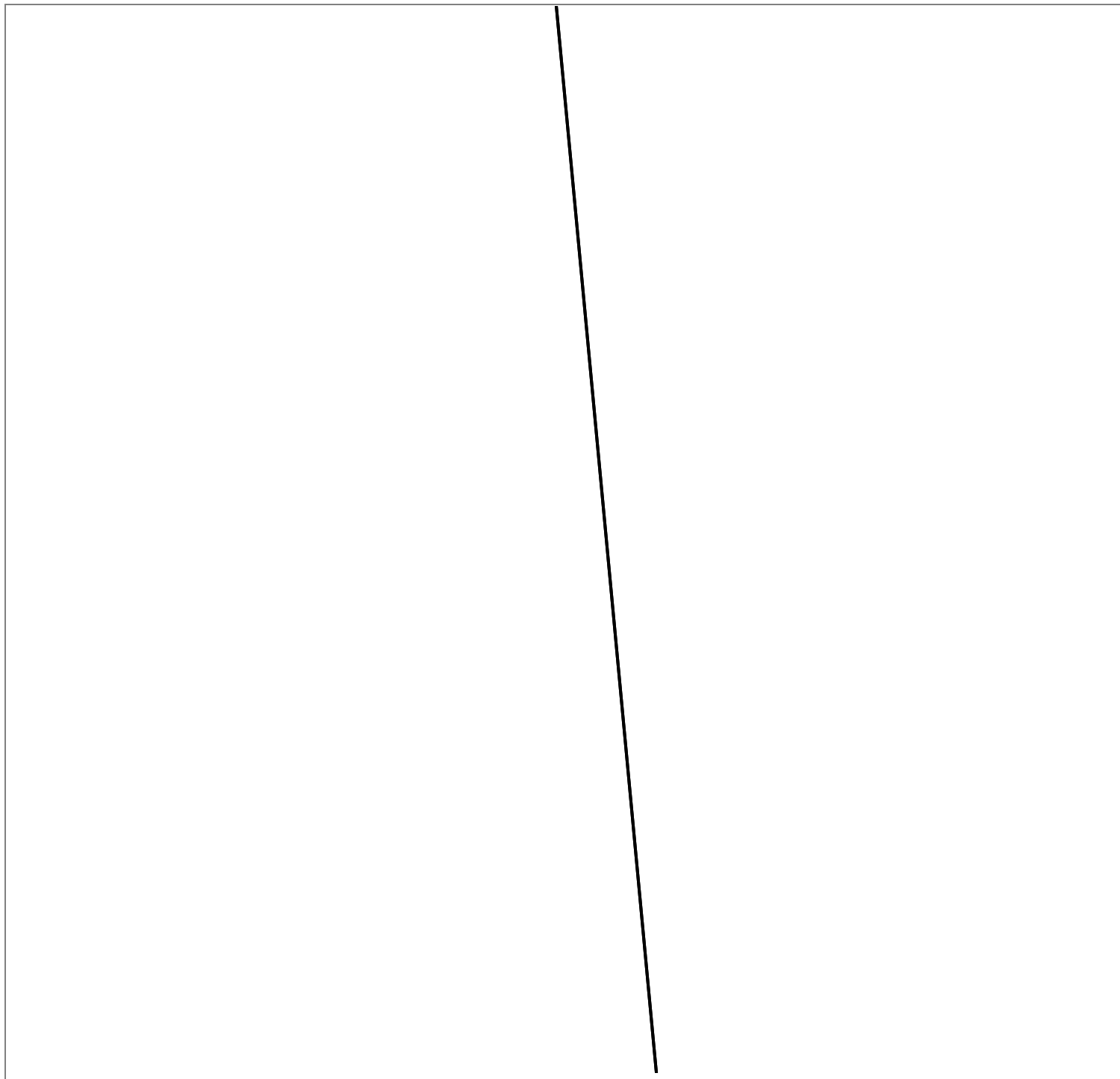
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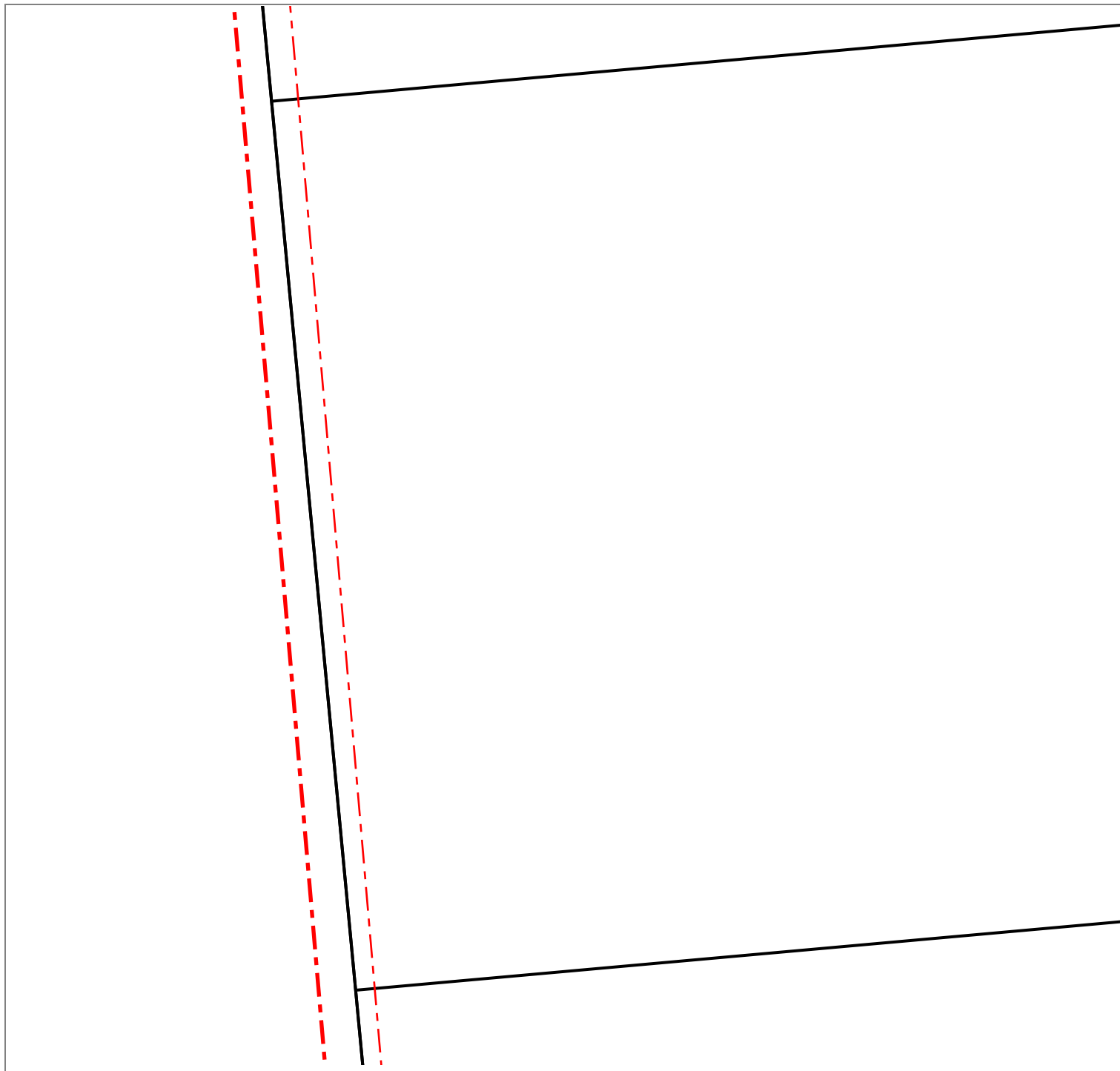
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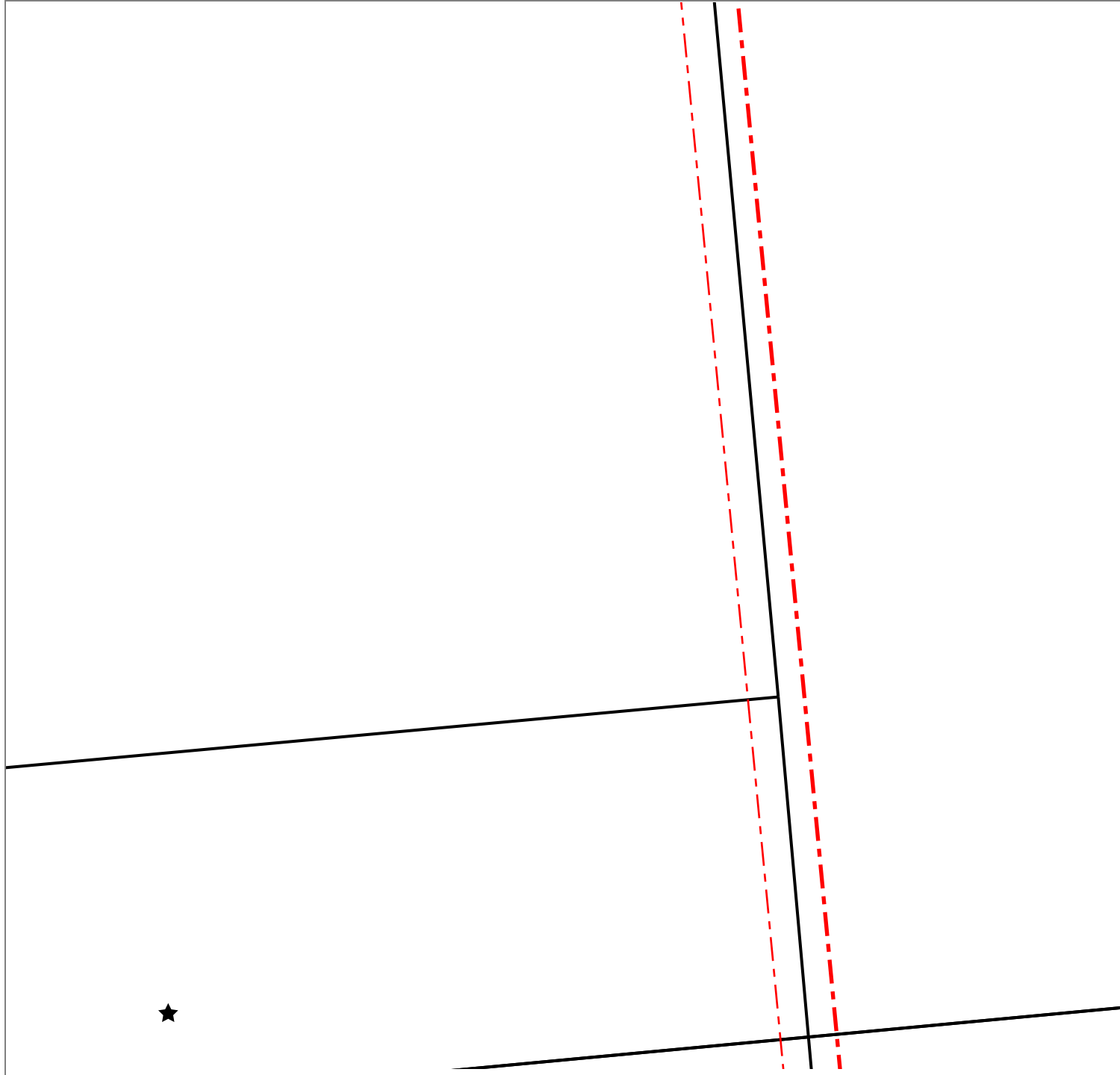
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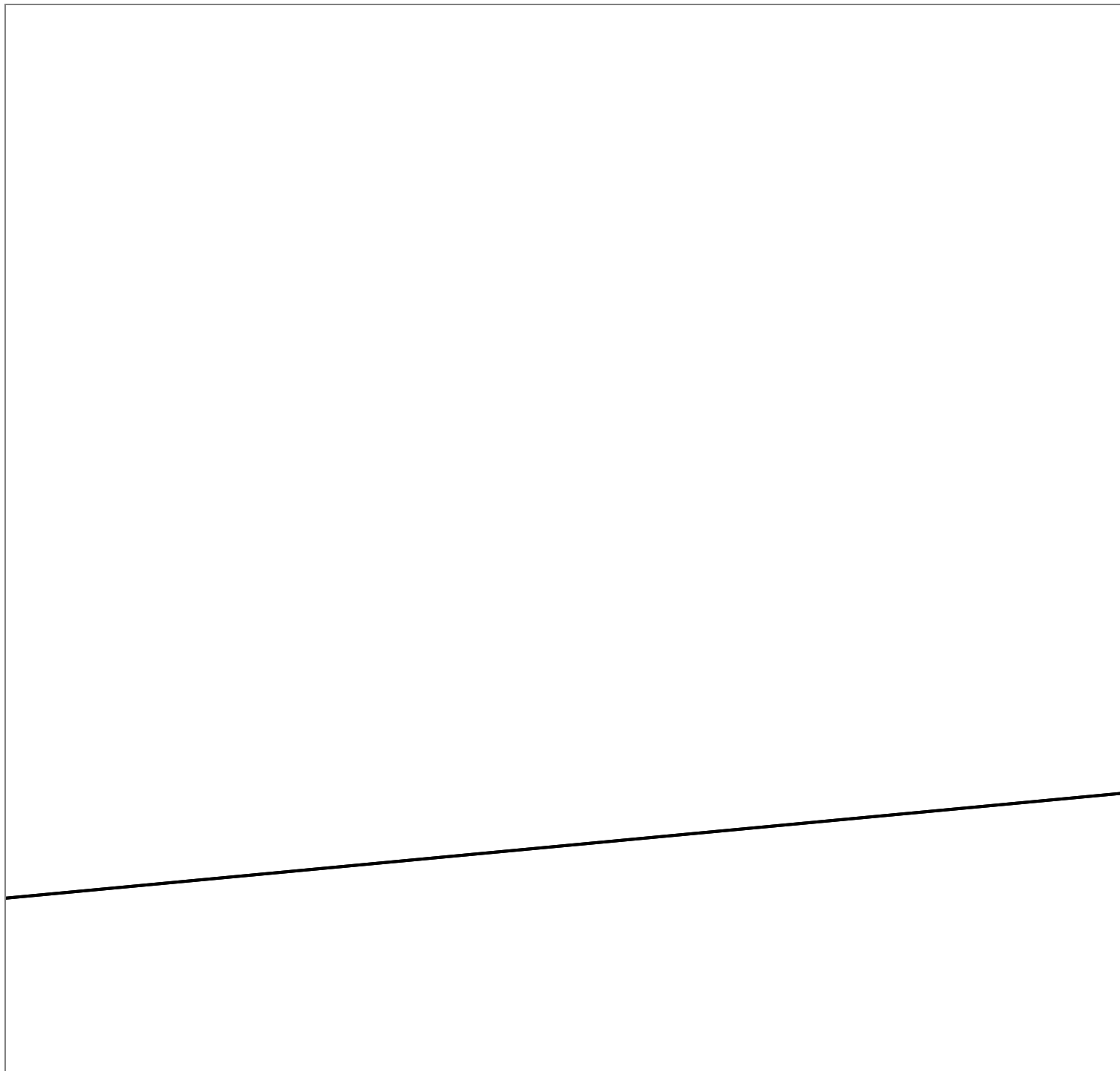
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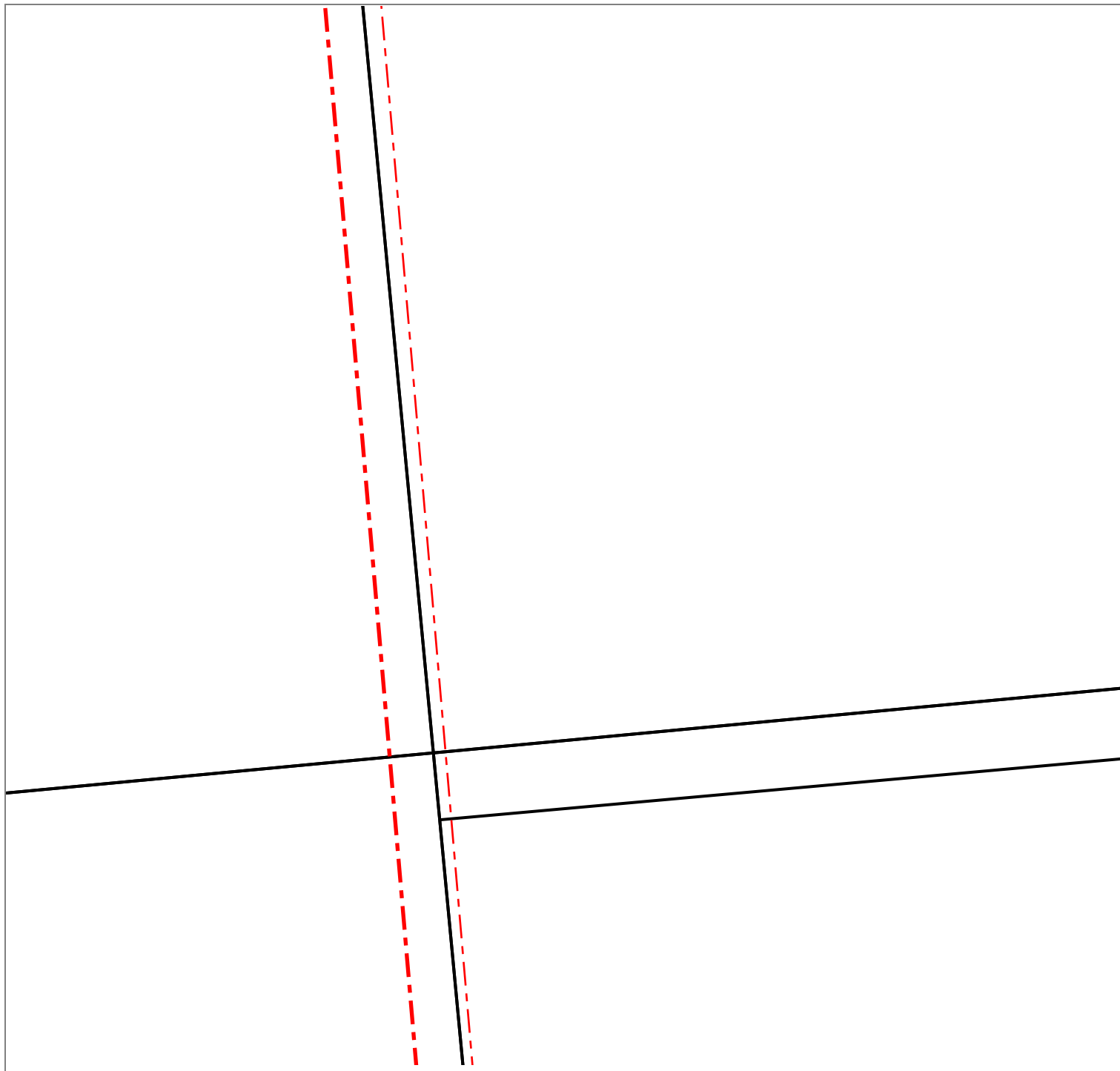
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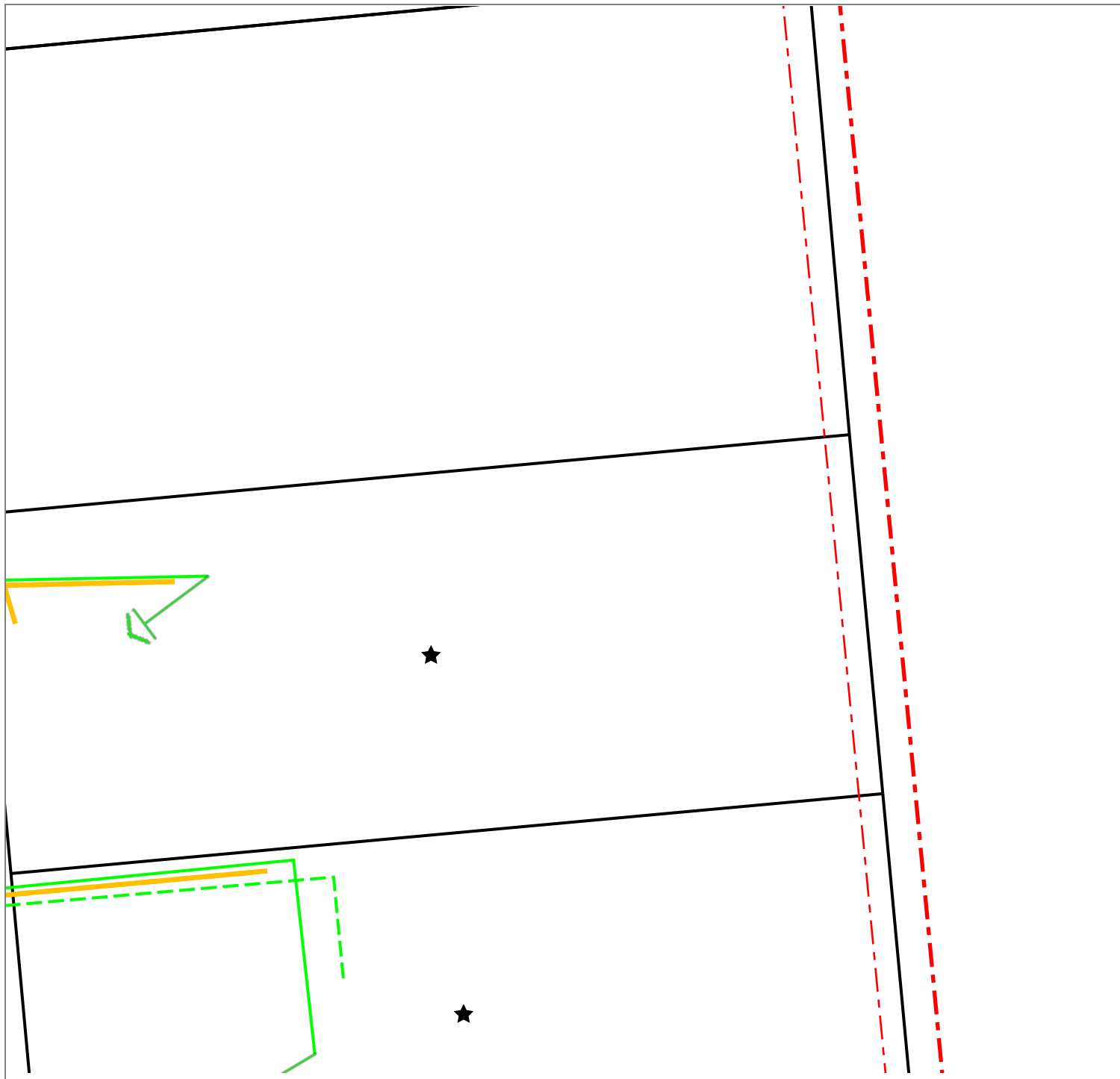
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Proposed Underground		Purposed Facility Color	
Abandoned		Vault	
Temporary		Manhole	
Critical Cable		Splice Points	
Road		NAP Heatmap	
Property Line		Copper Load Coil	
Pole Protection		Copper Repeater	
Lot/Block/Plan			
Copper Sensor			



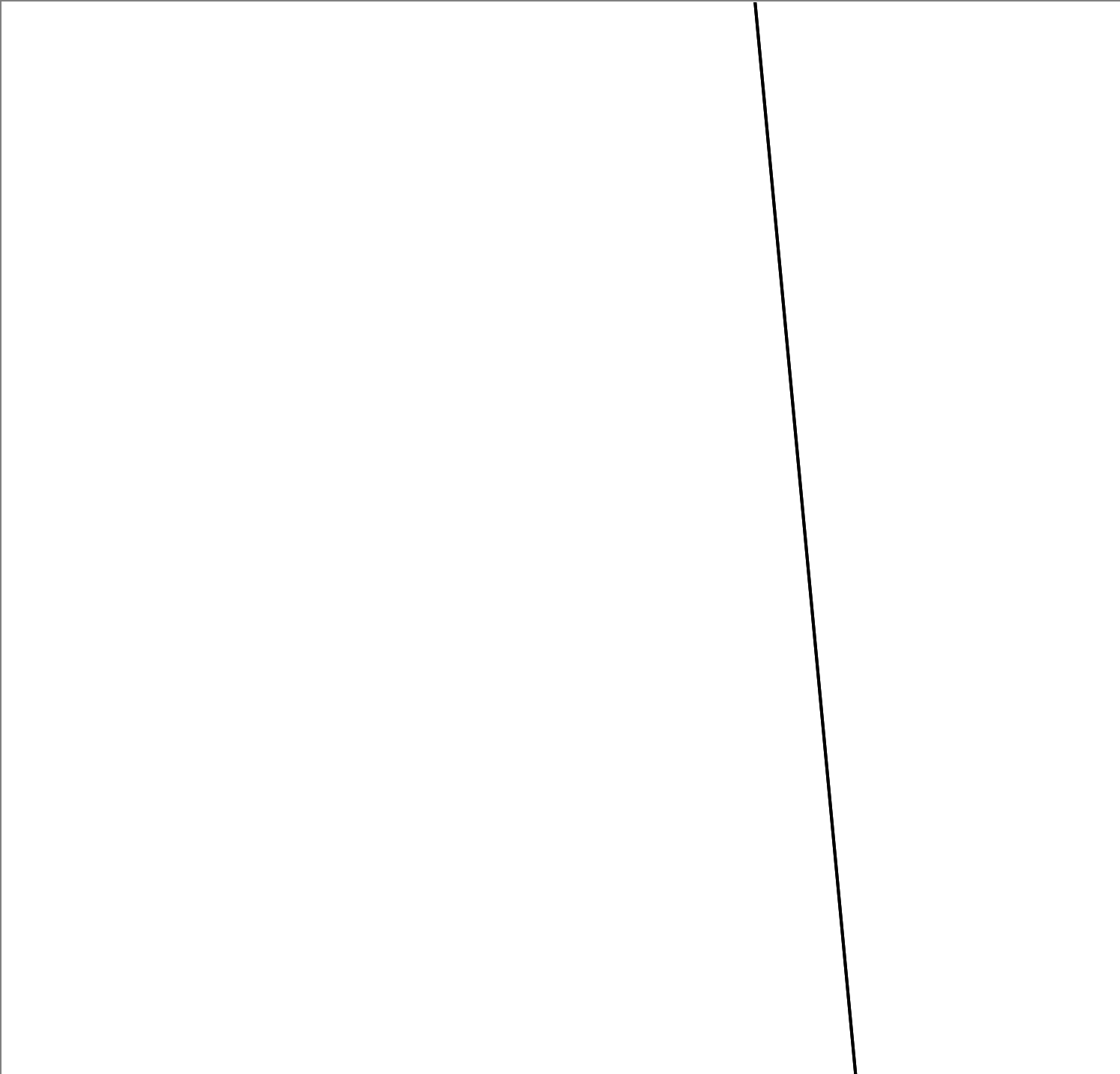
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LEGEND

Scale: 1:1000

Underground COPPER		FIBRE Distribution Hub	
Underground FIBRE		Pedestal	
Direct Buried COPPER		Copper Cross Connect	
Direct Buried FIBRE		Aerial / PCP RAP	
Aerial COPPER		FIBRE Cabinet	
Aerial FIBRE		MUX Cabinet	
Underground DUCT		Underground Facility Color	
Underground TRENCH		Direct Buried Facility Color	
Proposed Direct Buried COPPER		Premises Facility Color	
Proposed Underground		Purposed Facility Color	
Abandoned		Vault	
Temporary		Manhole	
Critical Cable		Splice Points	
Road		NAP Heatmap	
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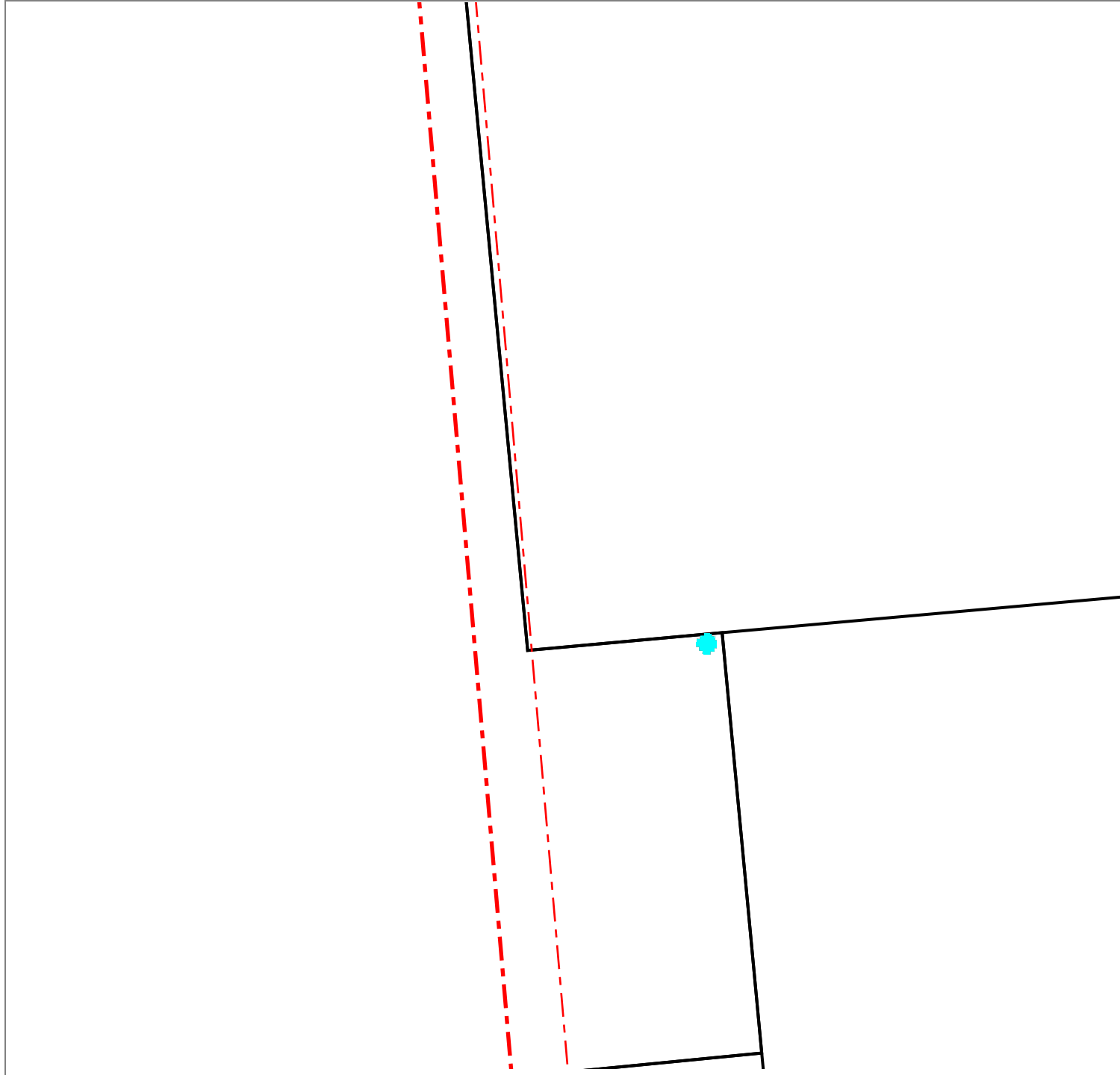
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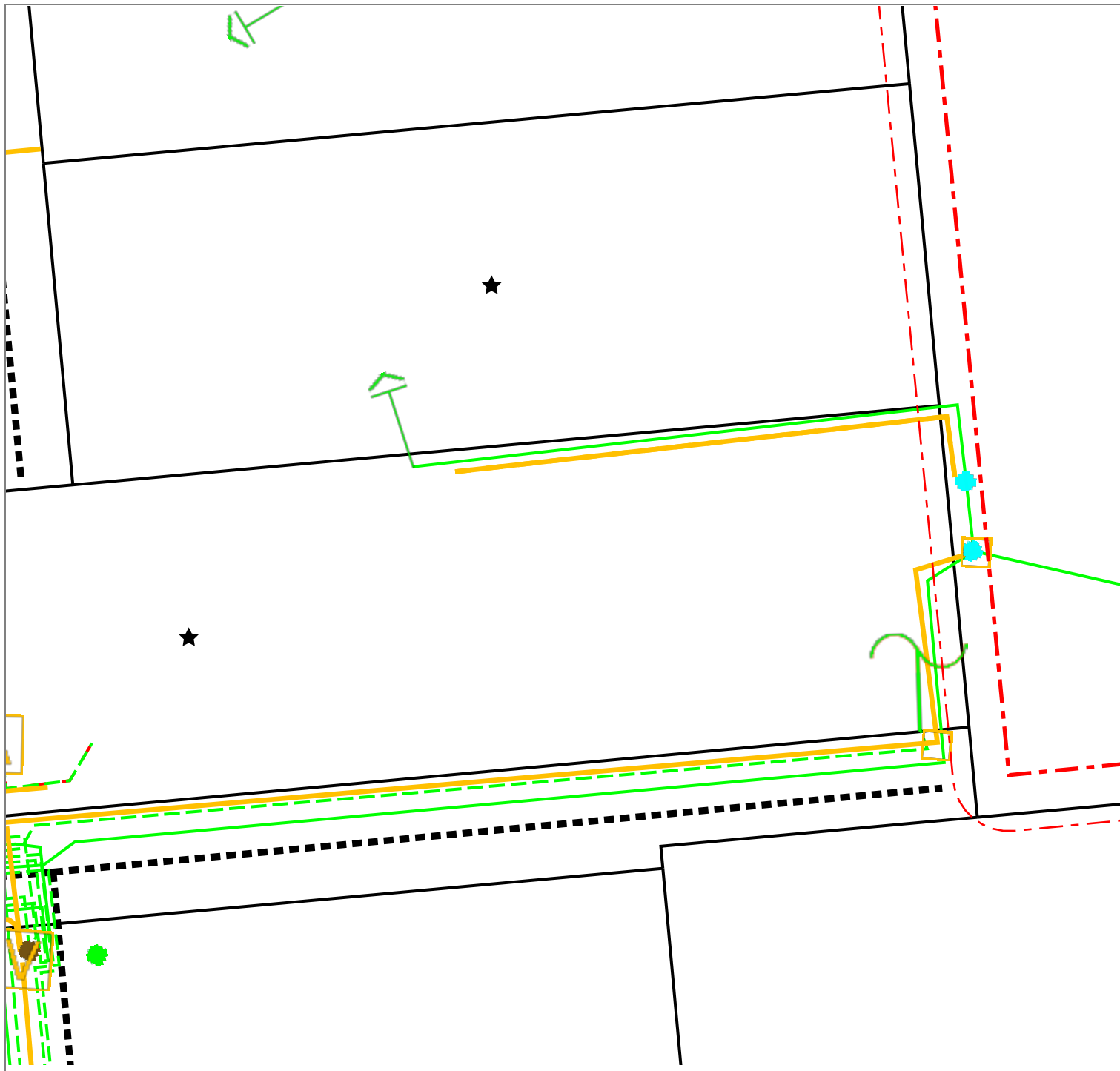
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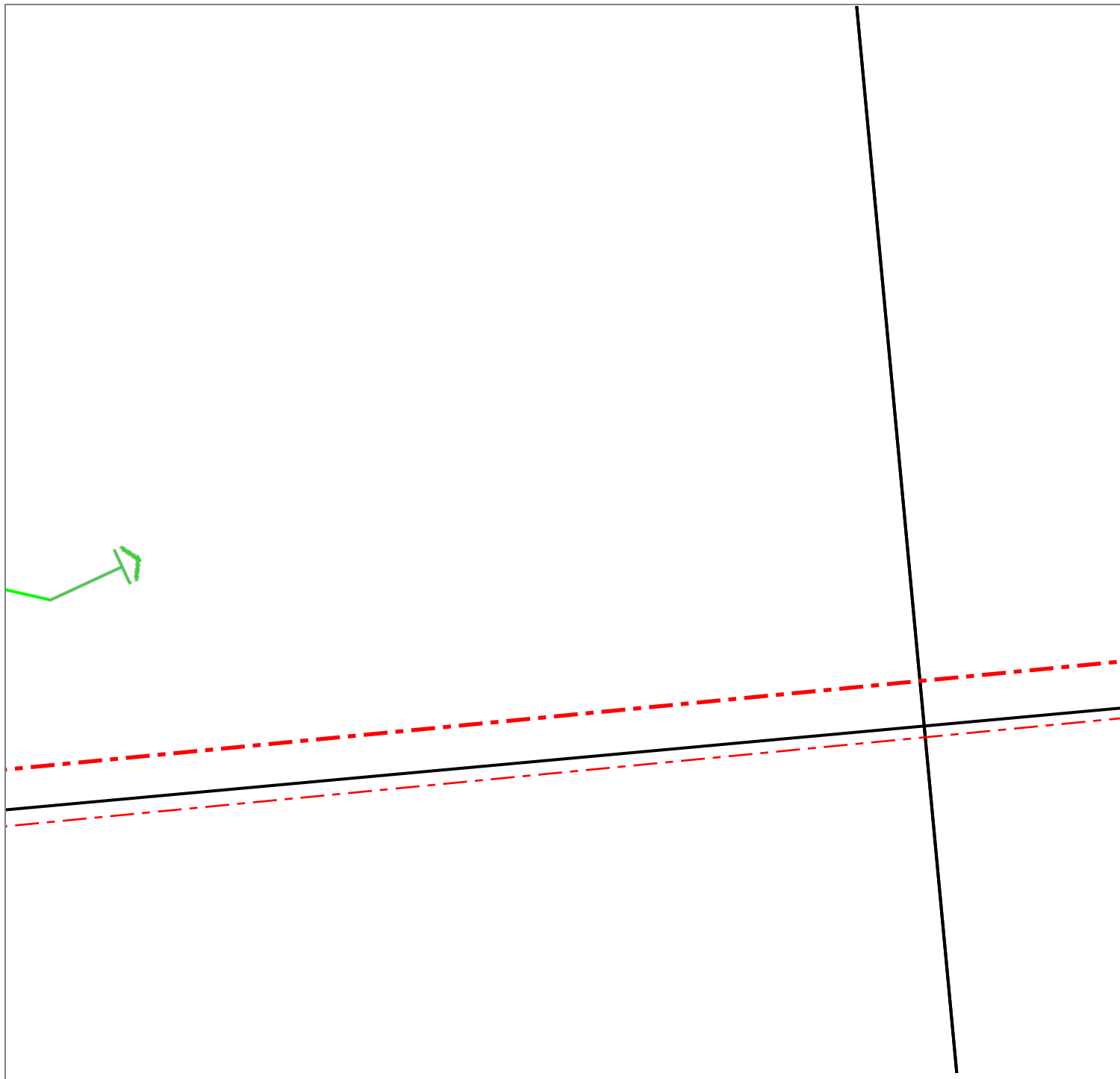
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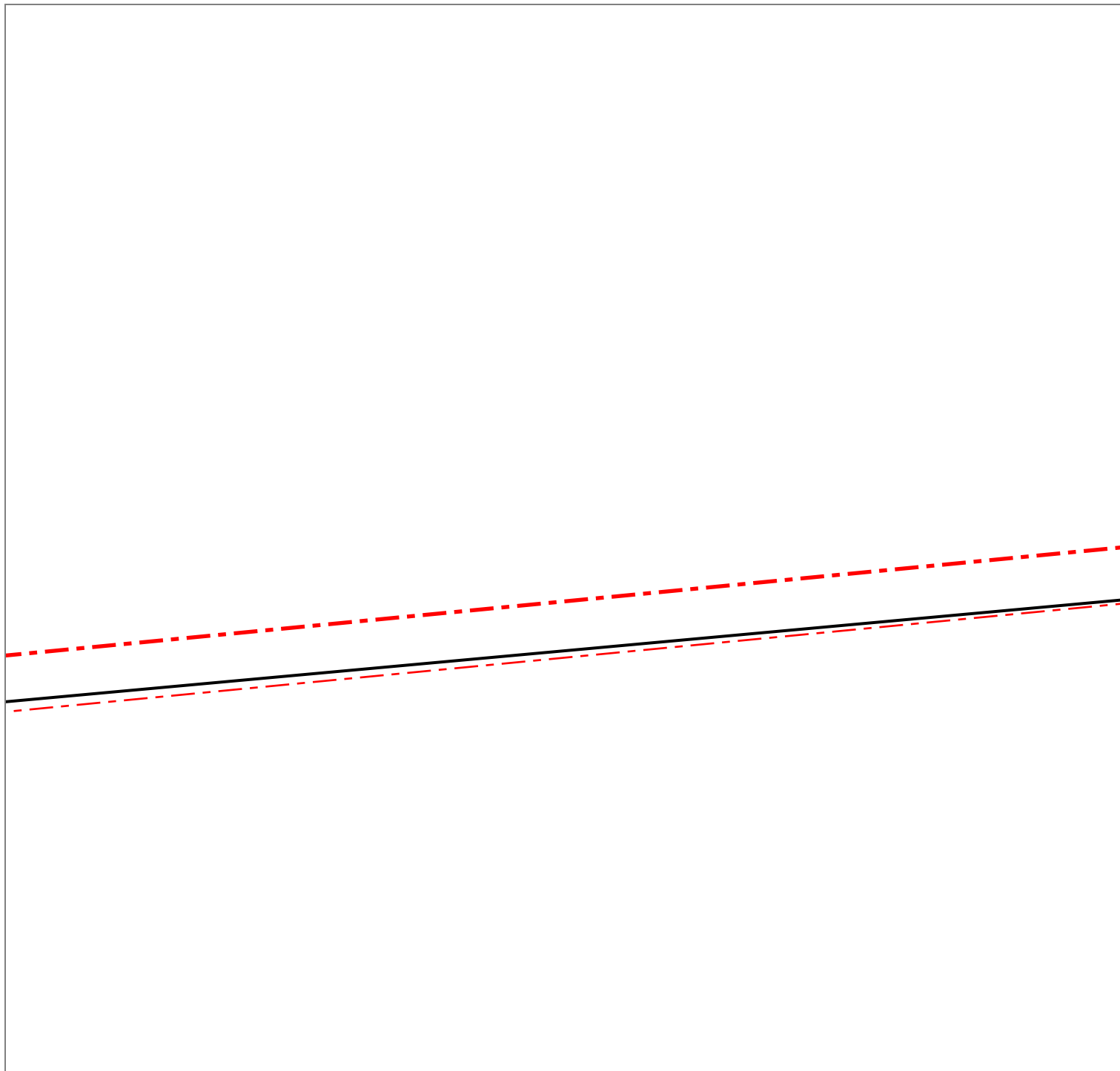
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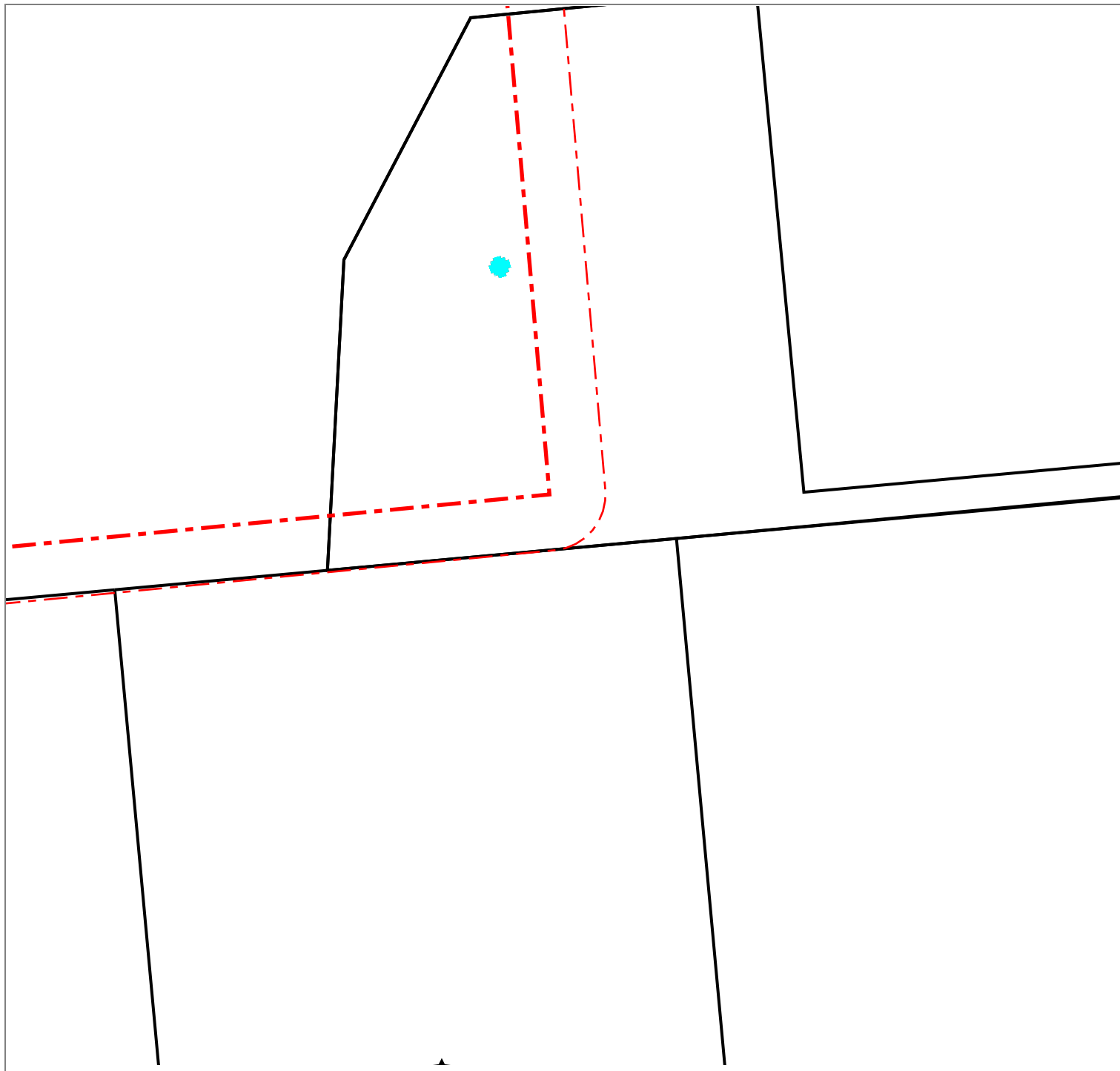
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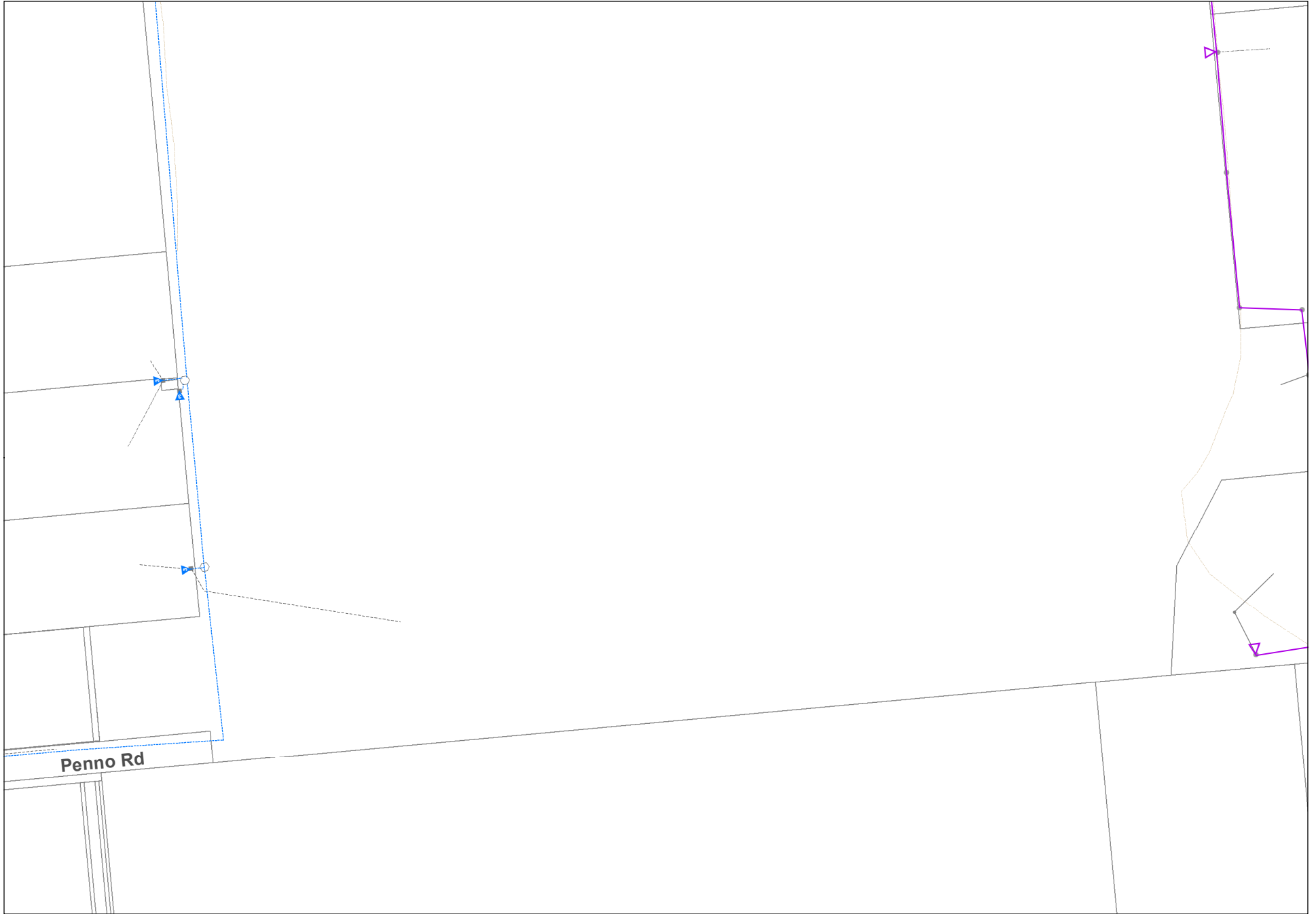
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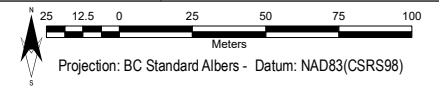
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