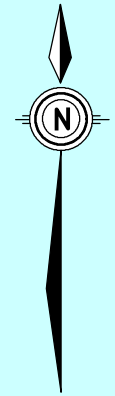
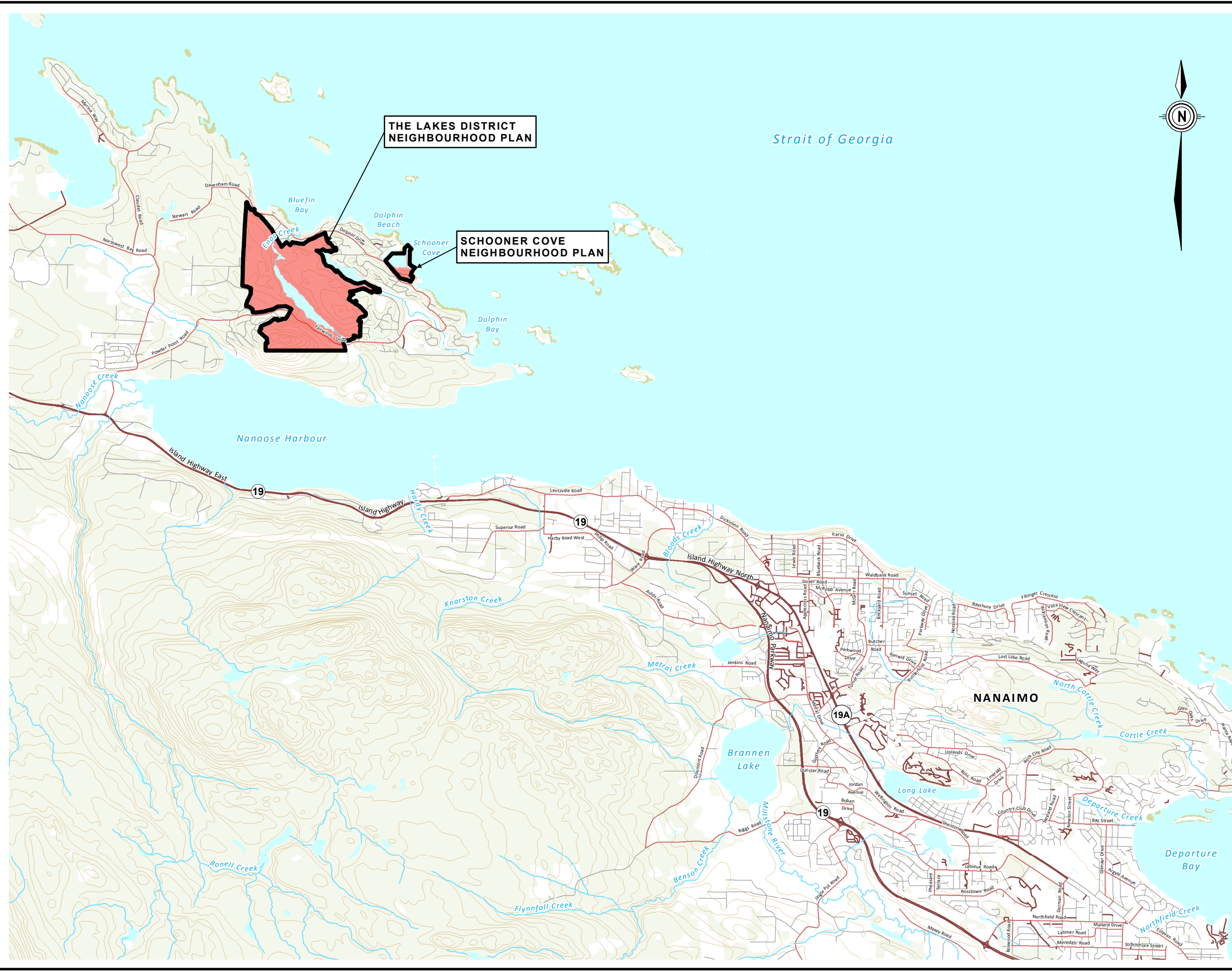




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**Bentall Kennedy
The Lakes District and
Schooner Cove ISMP**

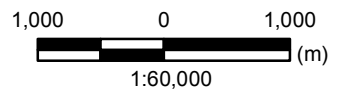
Legend

-  Neighbourhood Area
-  Major Road

Reference: Topographic map reproduced under licence from Her Majesty the Queen in Right of Canada, with permission of Natural Resources Canada.



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Project No. 2964-001	Date October 2013
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**Regional
Location Map**




Figure 1

**Bentall Kennedy
The Lakes District and
Schooner Cove ISMP**

Legend

-  Neighbourhood Area
-  Existing lake
-  Existing Detention Pond
-  Existing Wetlands
-  Existing Watercourse
-  Existing Ditch
-  Wetland ID
-  Watercourse ID
-  Ditch ID

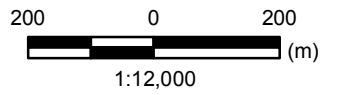
Pre-development Drainage Catchment

-  Drainage Catchment
-  Catchment Draining to Dolphin Lake
-  Catchment Draining to Enos Lake

Reference: Base data from Ekistics.



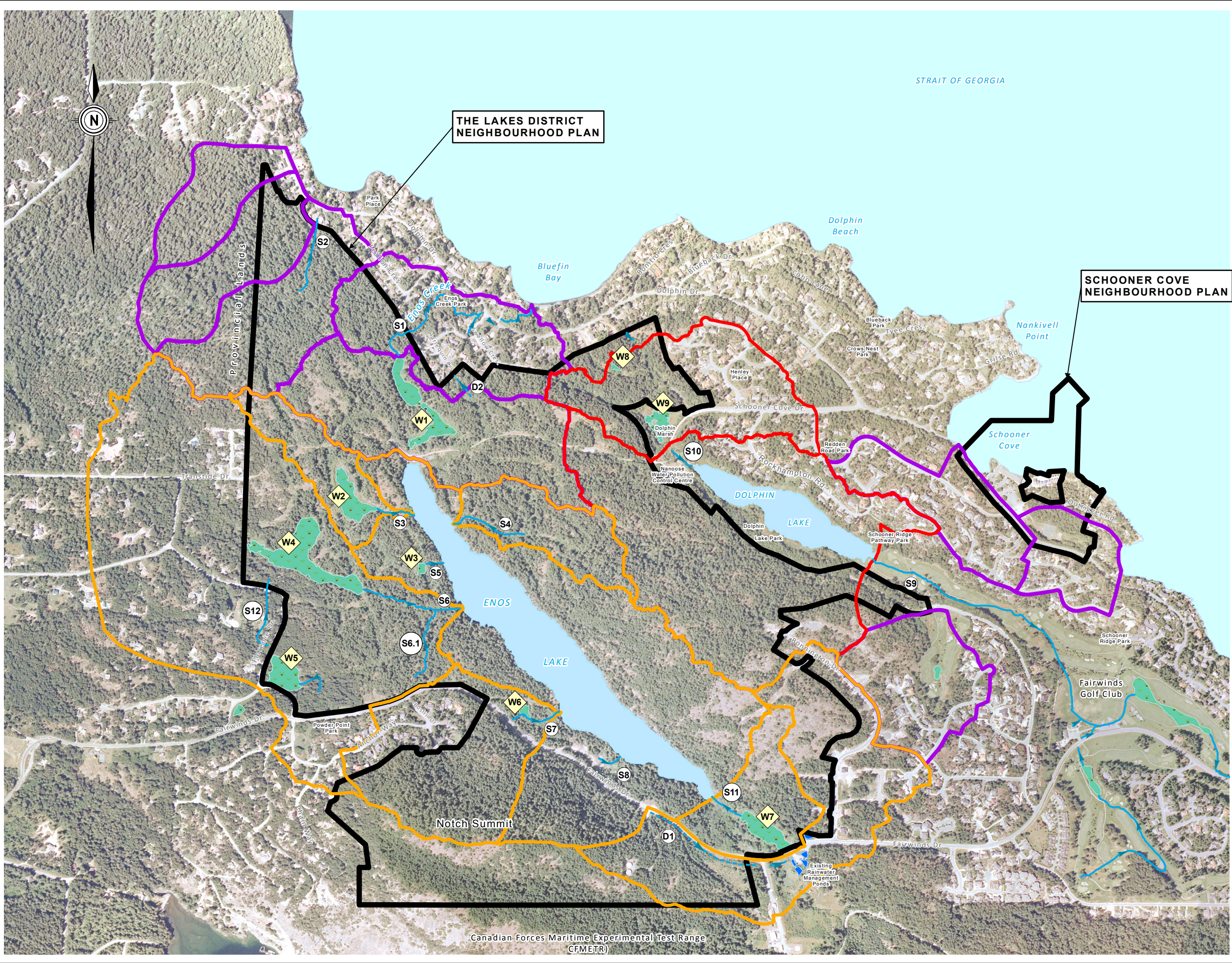
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2007 Air Photo






Figure 2








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**Bentall Kennedy
The Lakes District and
Schooner Cove ISMP**

Legend

-  Neighbourhood Area
-  Existing Lake
-  Existing Detention Pond
-  Existing Wetlands
-  Watercourse

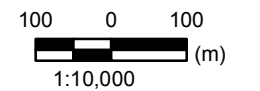
Slope

-  0 - 10 %
-  10 - 20 %
-  20 - 30 %
-  30 - 40 %
-  > 40 %

Reference: Base data from Ekistics.



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Topography

Figure 3



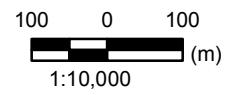
**Bentall Kennedy
The Lakes District and
Schooner Cove ISMP**

Legend

-  Neighbourhood Area
 -  Existing Lake
 -  Existing Detention Pond
 -  Existing Wetlands
 -  Existing Watercourse
 -  Existing Ditch
 -  Civic Infrastructure
 -  Community Park (Active)
 -  Fairwinds Golf Club
- Land Use Designation**
- | | |
|--|--|
|  Regional Park |  Multiple Dwelling |
|  Community Park |  Community Mixed Use |
|  Future Development Reserve |  Village Mixed Use |
|  Single Dwelling |  Lakehouse Centre |
|  Single Dwelling Duplex |  Civic Infrastructure |
| |  Marina |
| |  Public Road ROW |
- Reference:** Base data from Ekistics.

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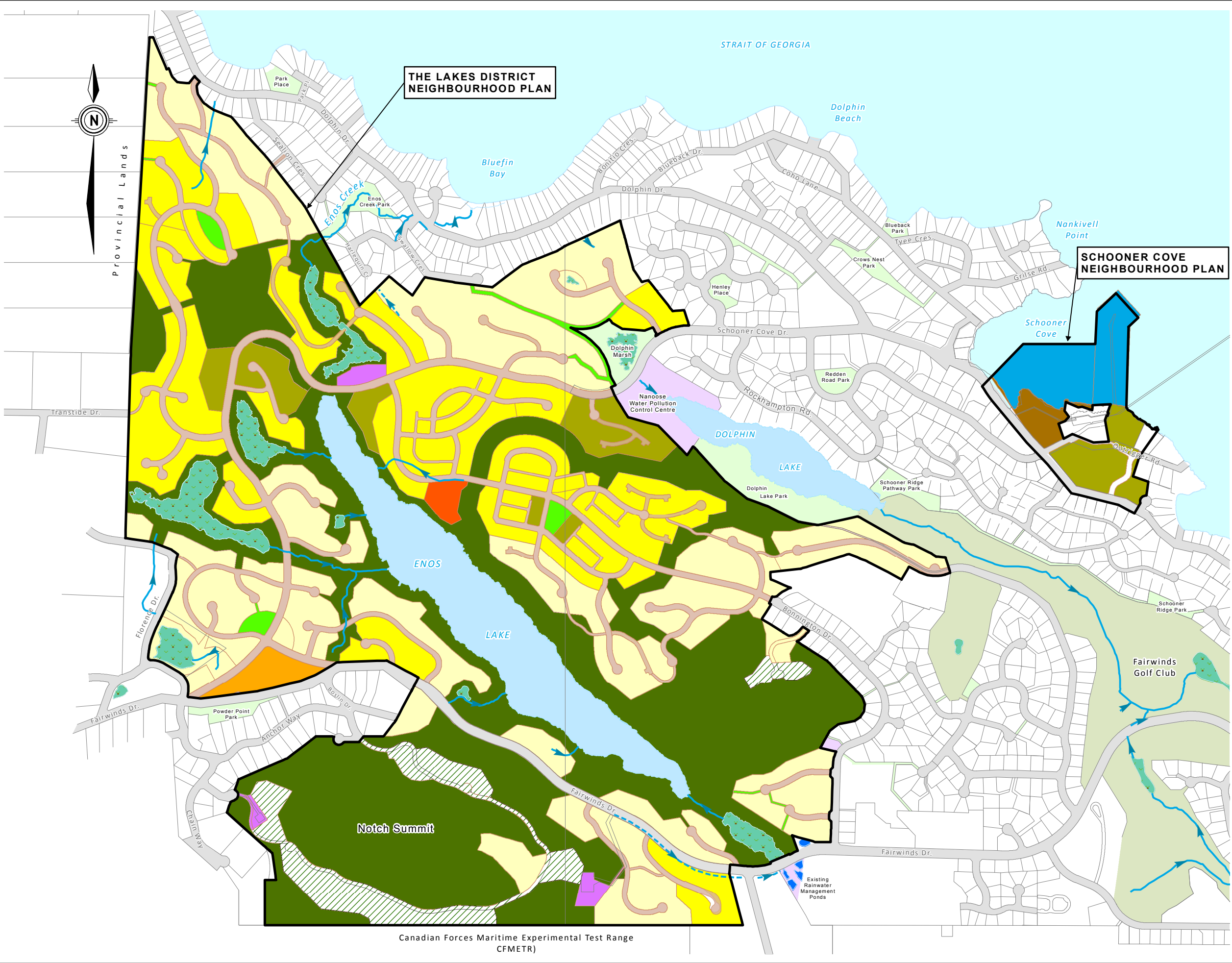
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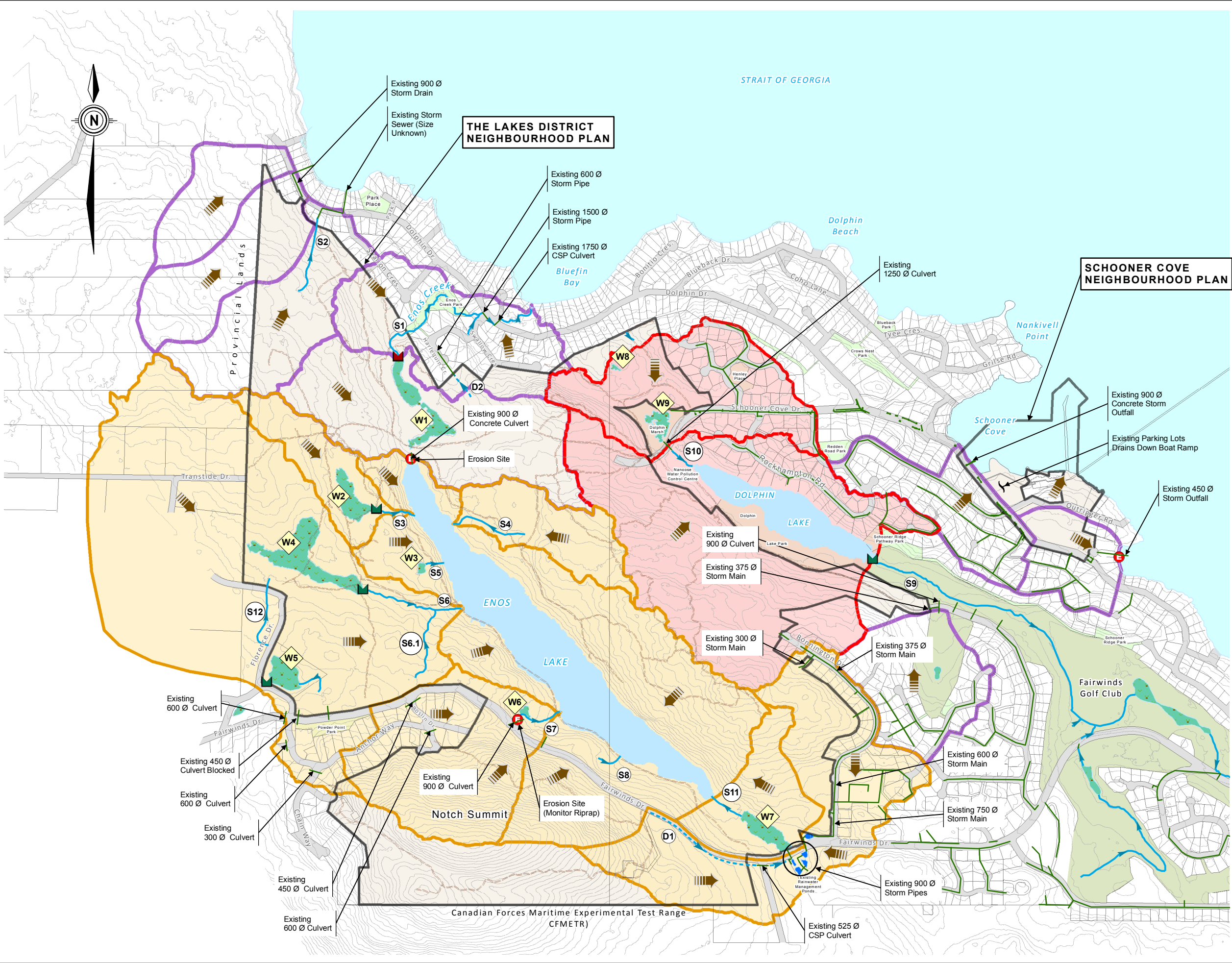
Future Land Use

Figure 4



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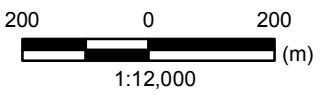
**Bentall Kennedy
 The Lakes District and
 Schooner Cove ISMP**

Legend

- Neighbourhood Area
- Existing Lake
- Existing Detention Pond
- Existing Wetlands
- Existing Watercourse
- Existing Ditch
- Existing Paths
- Contour (2 m Interval)
- Existing Storm Network
- Flow Direction
- Erosion Site
- Pre-development Drainage Catchment
- Drainage Catchment
- Catchment Draining to Dolphin Lake
- Catchment Draining to Enos Lake
- Existing Beaver Dam
- Not Active
- Somewhat Active

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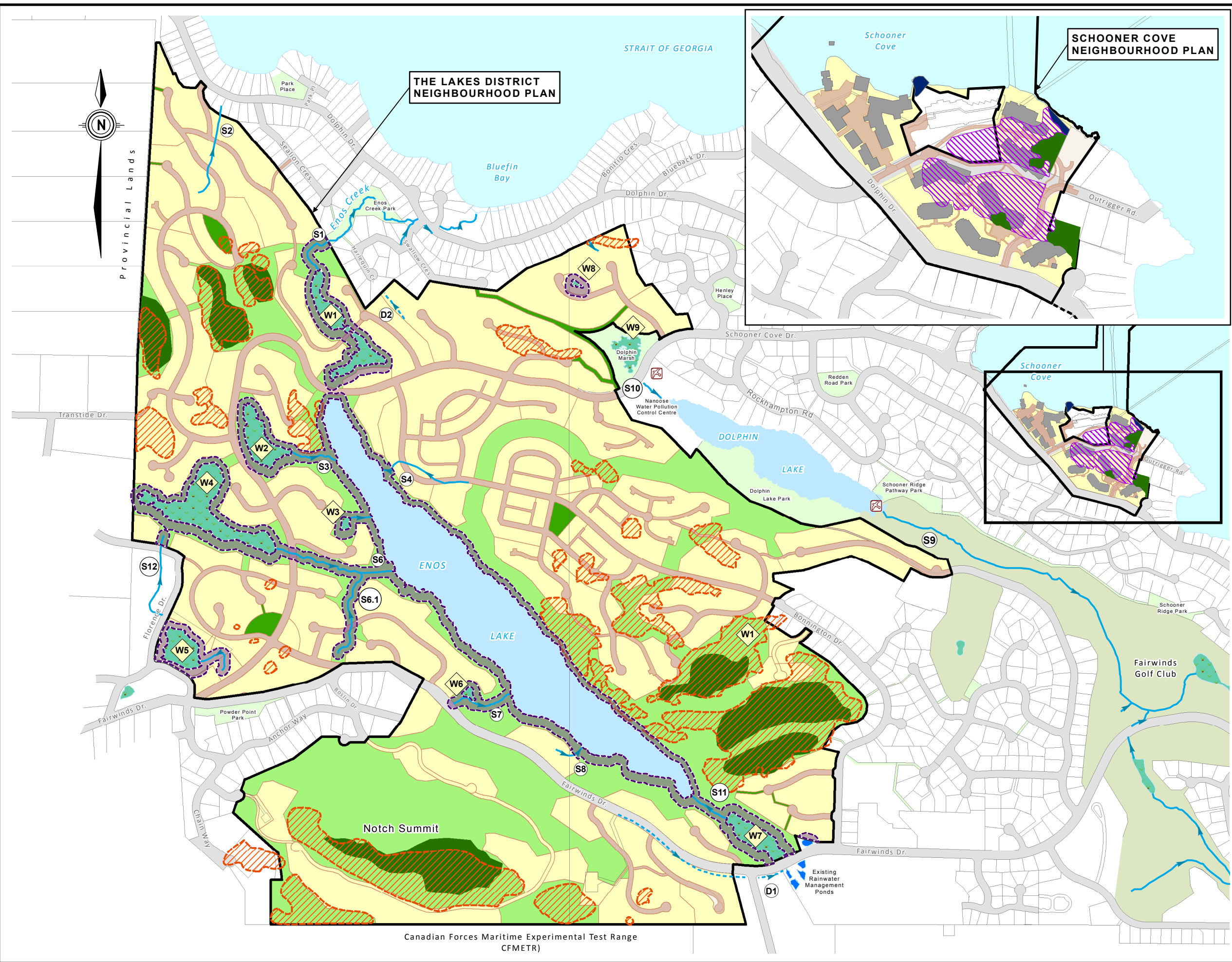


Project No. 2964-002	Date October 2013
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**Existing
 Drainage System**

Figure 5

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 Author: J.Lau



**Bentall Kennedy
The Lakes District and
Schooner Cove ISMP**

Legend

- Neighbourhood Area
- Eagle Nest Location
- Existing Lake
- Existing Detention Pond
- Existing Wetlands
- Existing Watercourse
- Existing Ditch
- Existing Road
- Proposed Road
- Regional Park
- Community Park
- Development Area
- Streamside Protection and Enhancement Area (SPEA)
- Coastal Bluff Ecosystem
- Environmentally Sensitive Areas (Garry Oak Ecosystem)
- Garry Oak Meadow
- Second Growth Douglas Fir/Arbutus Ecosystem
- Wetland ID
- Watercourse ID
- Ditch ID

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Environmentally Sensitive Areas

Figure 6

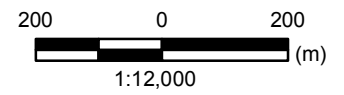
**Bentall Kennedy
The Lakes District and
Schooner Cove ISMP**

Legend

-  Neighbourhood Area
-  Existing Lake
-  Existing Detention Pond
-  Existing Wetlands
-  Contour (2 m Interval)
-  Existing Storm Network
-  Existing Legal
-  Proposed Lots
-  Existing Watercourse
-  Existing Ditch
-  Proposed Cutoff Ditch
-  Pre-development Drainage Catchment
-  Strategic Location for Flow Estimate Reporting
-  Flow Path
-  Watercourse ID
-  Ditch ID
- Post-development Drainage Catchment**
-  Drainage Catchment
-  Catchment Draining to Dolphin Lake
-  Catchment Draining to Enos Lake

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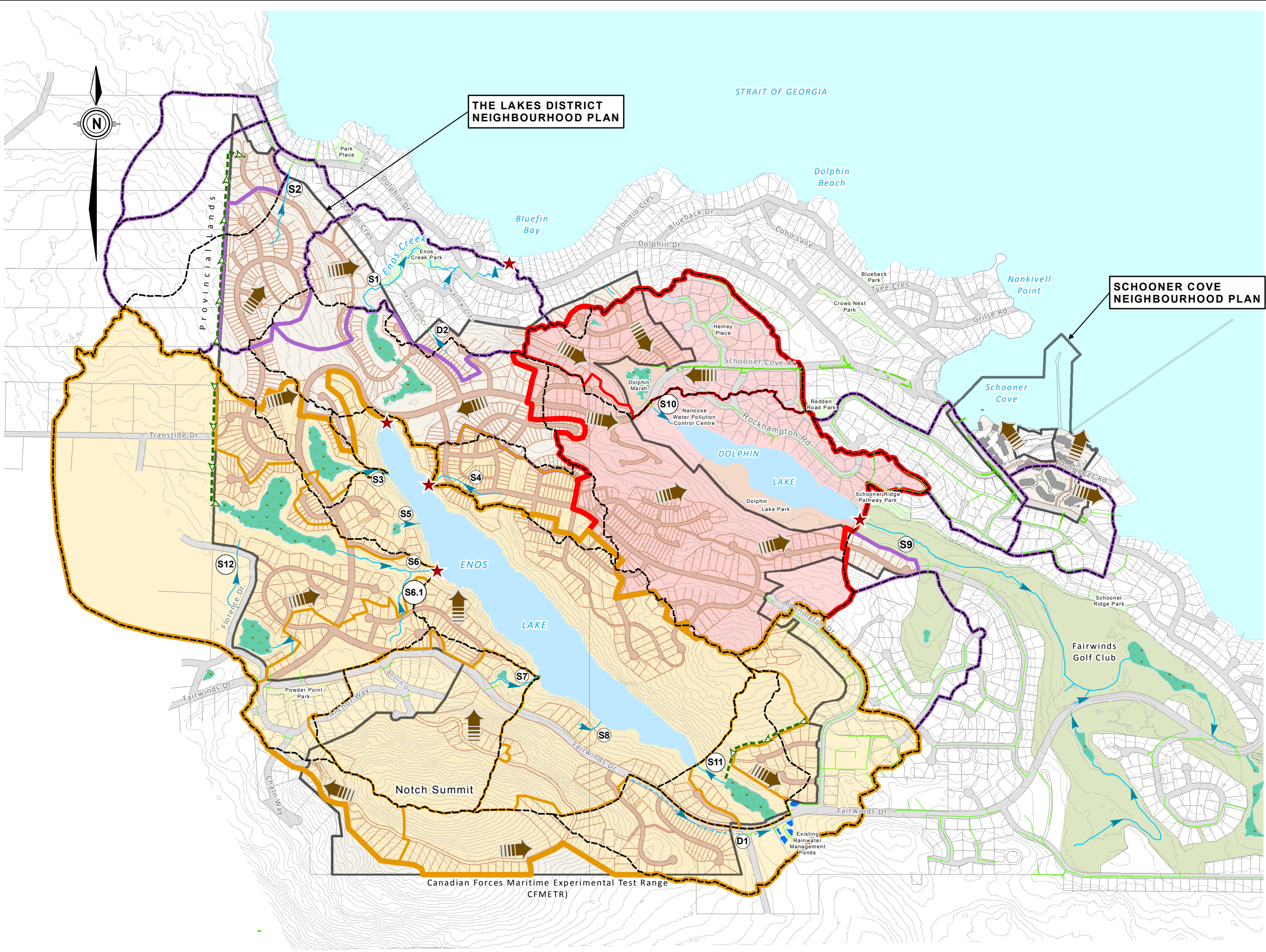
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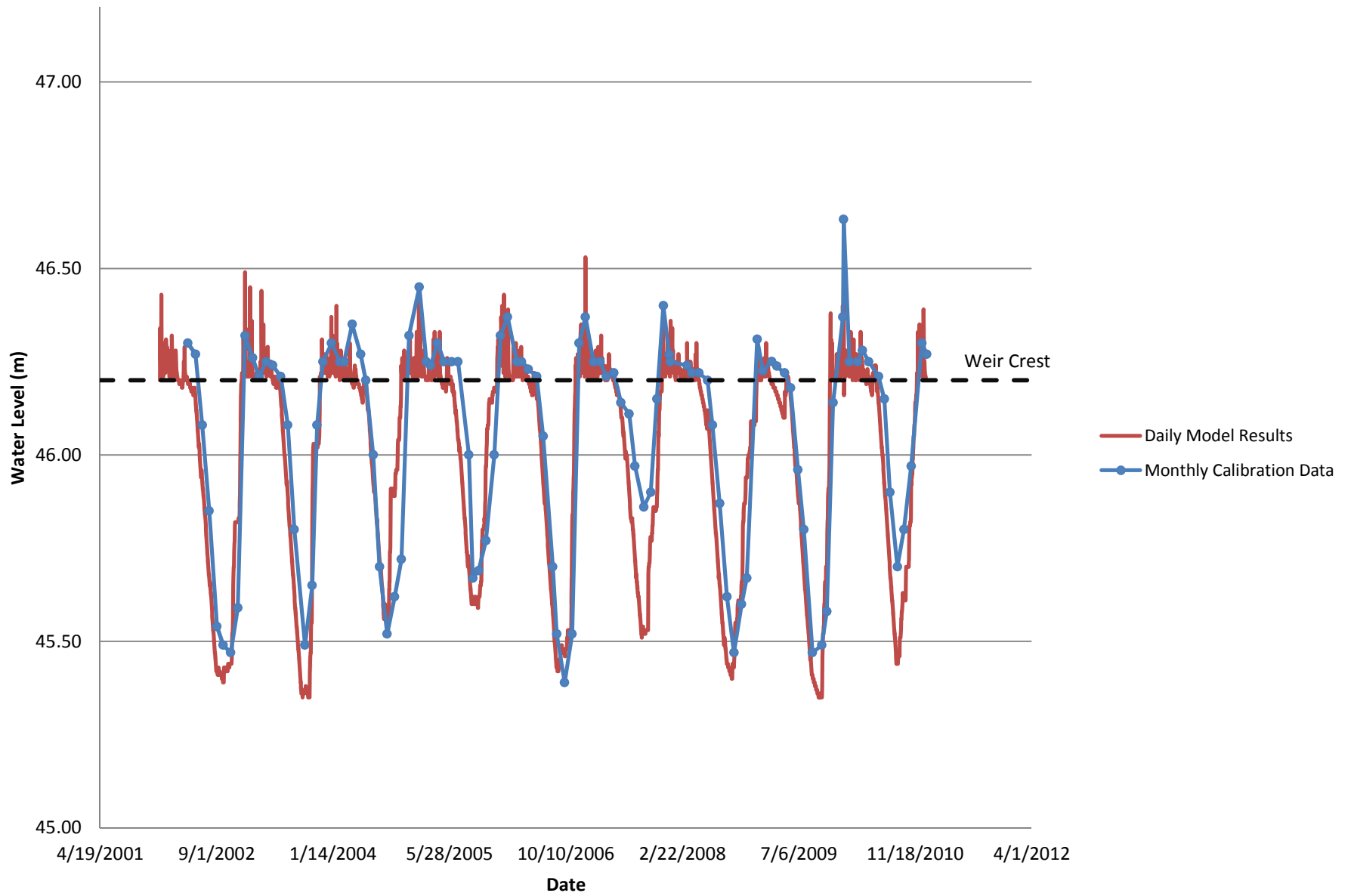
**Pre- and Post-
Development
Drainage Catchments**

Figure 7

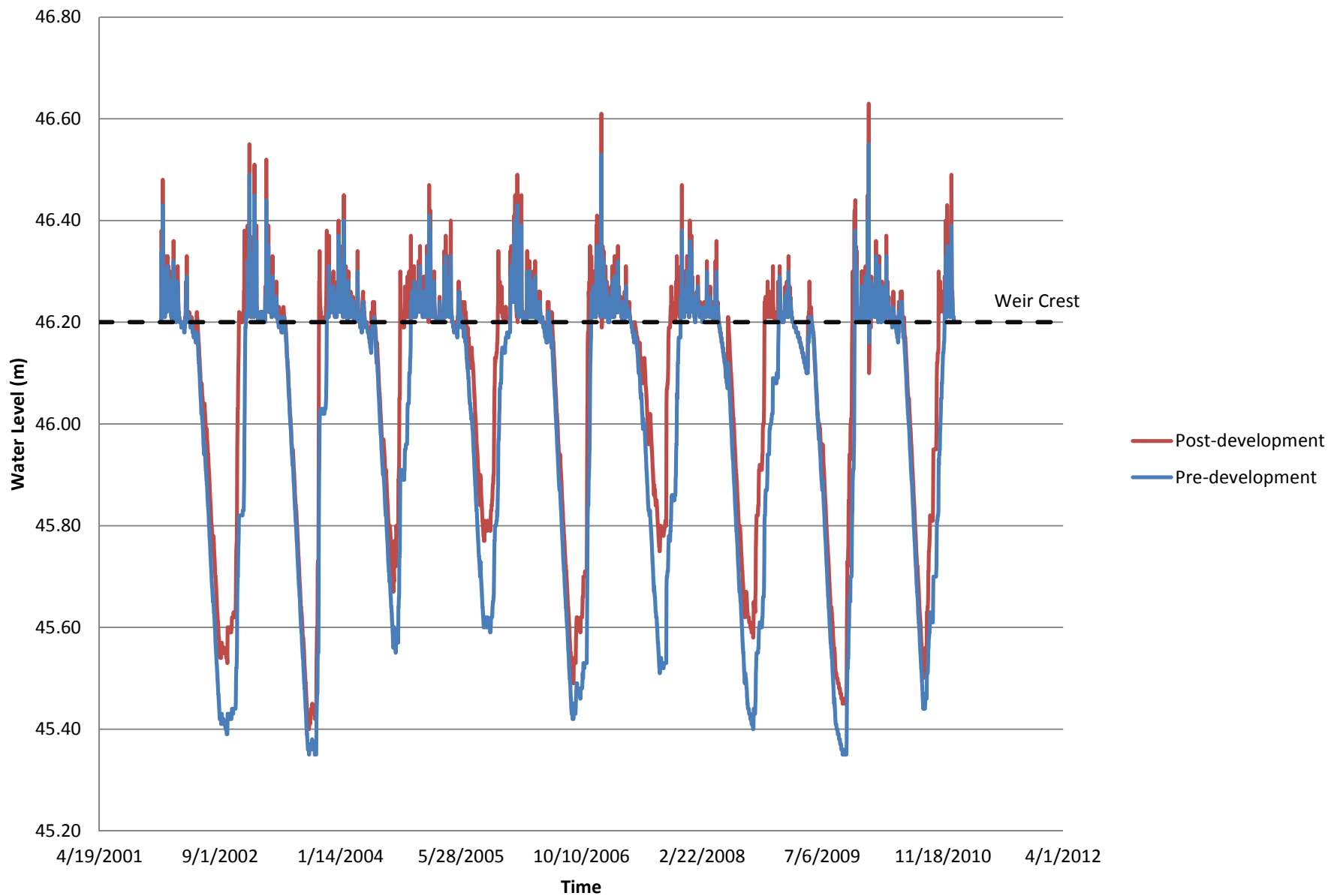


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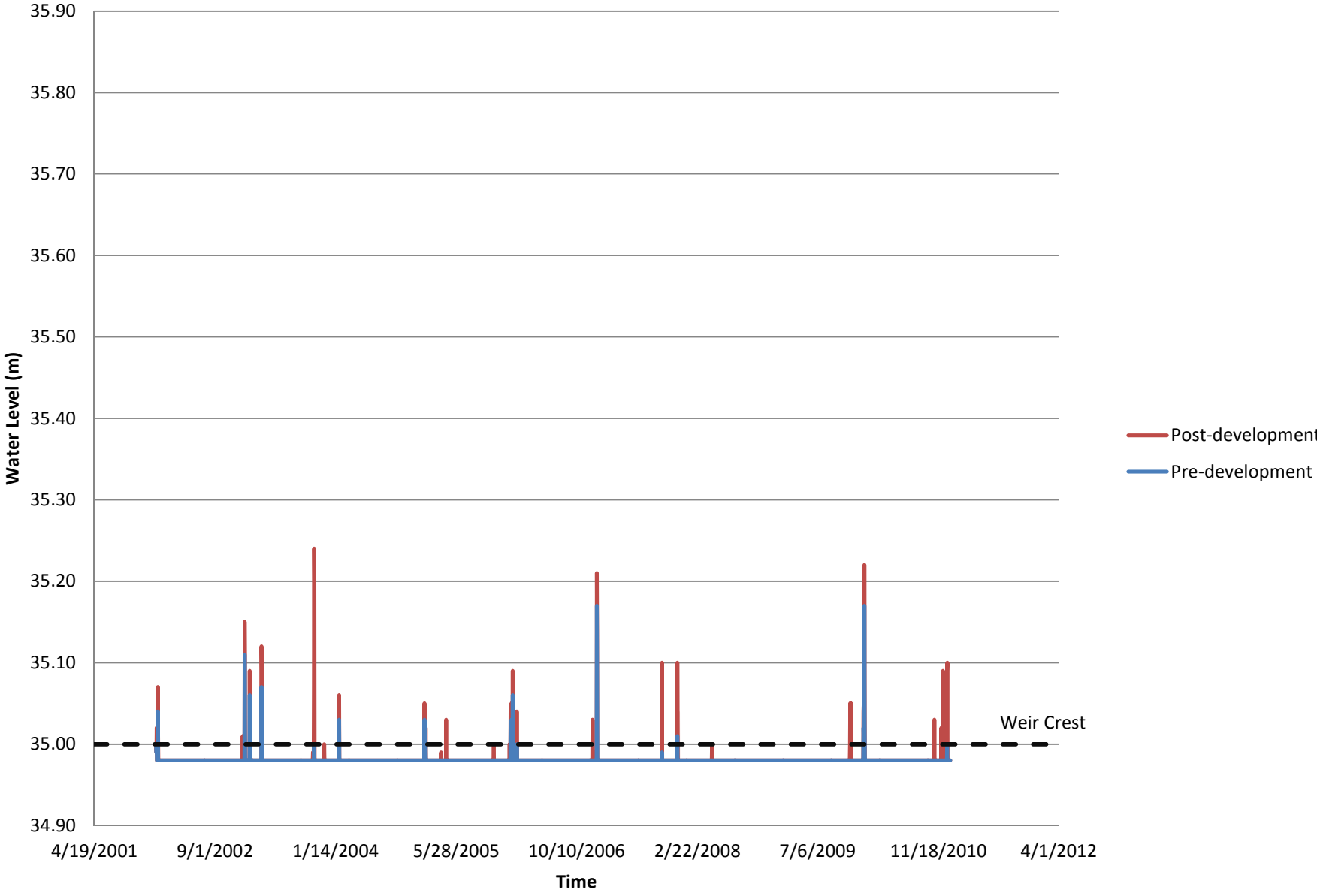
Enos Lake Water Balance Model Validation



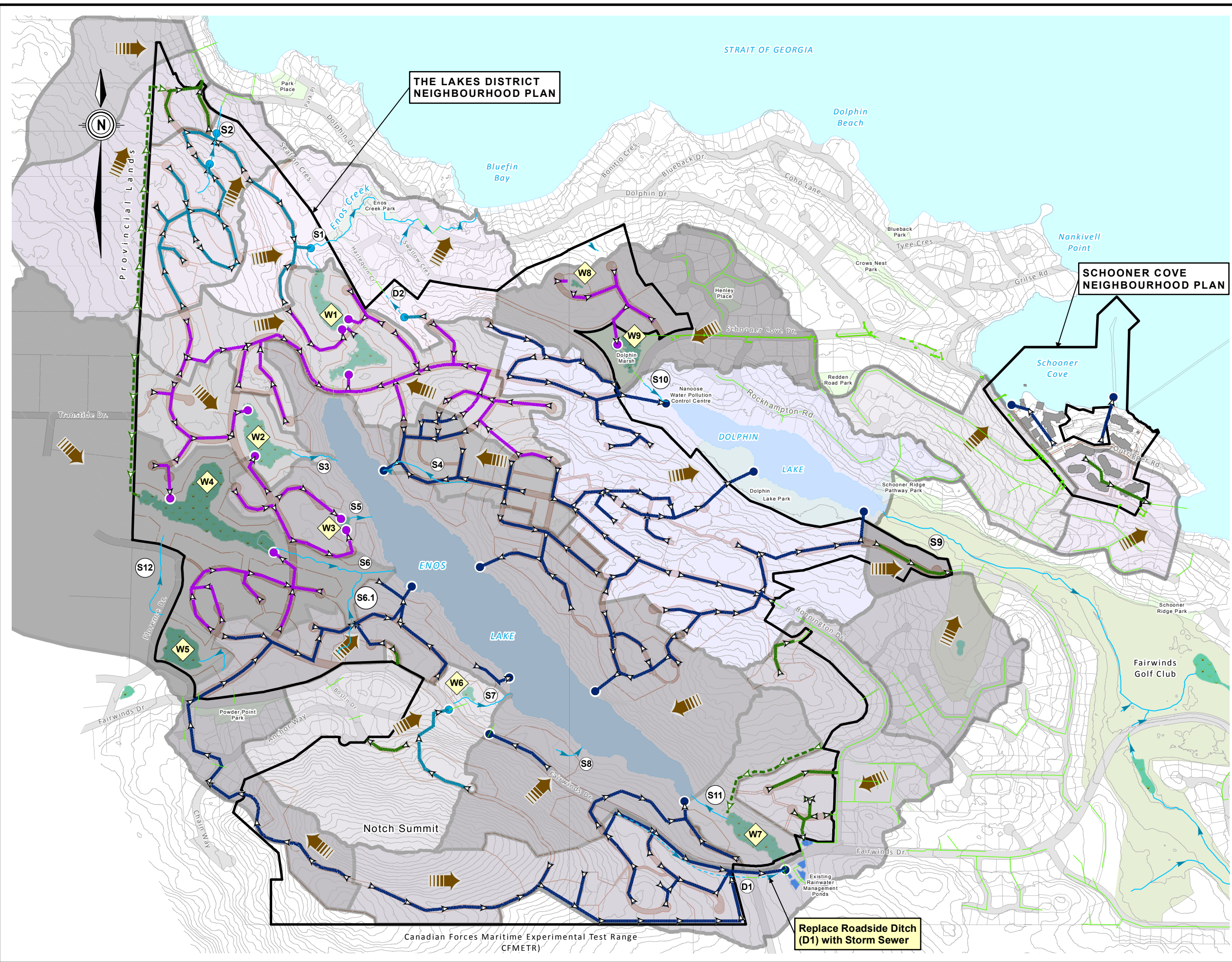
Enos Lake Pre- and Post-Development Water Levels



Dolphin Lake Pre- and Post-Development Water Levels



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**Bentall Kennedy
 The Lakes District and
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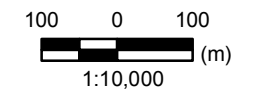
Legend

- Neighbourhood Area
- Existing Lake
- Existing Detention Pond
- Existing Wetlands
- Existing Watercourse
- Existing Ditch
- Contour (2 m Interval)
- Existing Storm Network
- Existing Legal
- Flow Path
- Post-development Drainage Catchment
- Wetland ID
- Watercourse ID
- Ditch ID

- Proposed Drainage System**
- Proposed Cutoff Ditch
- Proposed Storm Sewer (Drains to)**
- Existing Storm System (Water Quality Required and Capacity Checked)
 - Creek (Water Quality and Detention Required)
 - Lake (Water Quality Required)
 - Wetland (Water Quality Required)
- Proposed Storm Outlet (Drains to)**
- Creek
 - Lake/Ocean
 - Wetland

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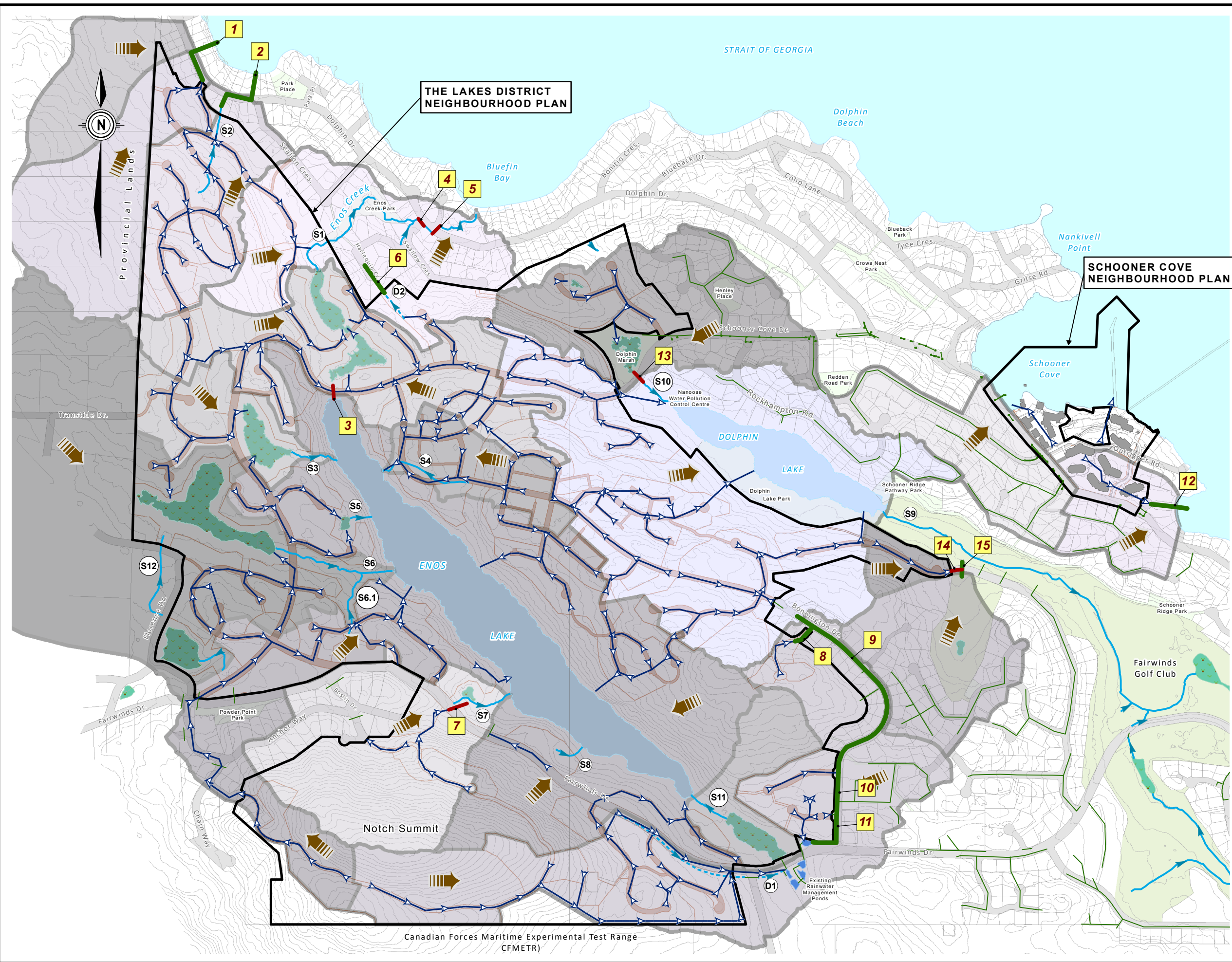


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**Proposed
 Drainage System**

Figure 11

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**Bentall Kennedy
 The Lakes District and
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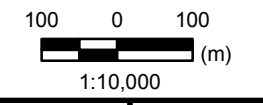
Legend

- Neighbourhood Area
- Existing Lake
- Existing Detention Pond
- Existing Wetlands
- Existing Watercourse
- Existing Ditch
- Contour (2 m Interval)
- Existing Storm Network
- Proposed Lots
- Proposed Drainage Pathway
- Assessed Storm Pipe
- Assessed Culvert
- Flow Path
- Post-development Drainage Catchment
- Watercourse ID
- Ditch ID
- Pipe/Culvert ID

Reference: Base data from Ekistics.

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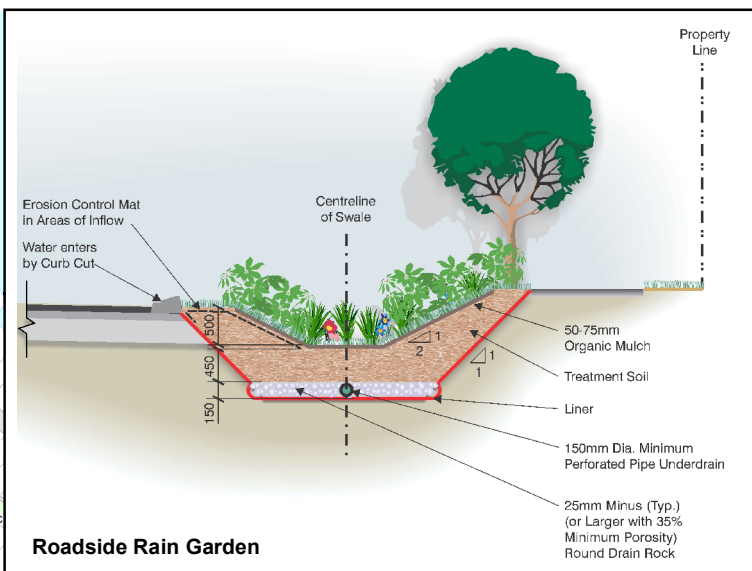
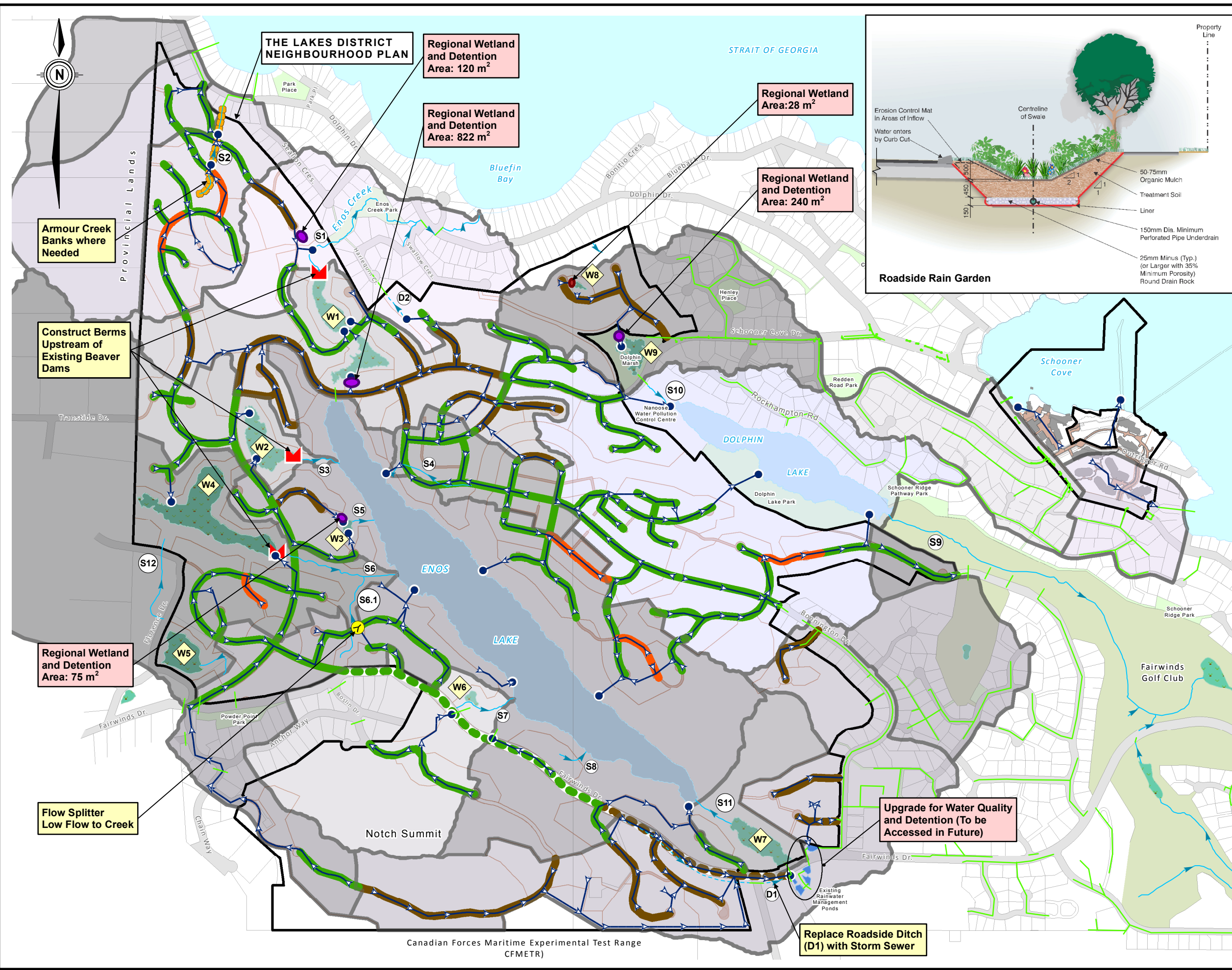


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**Impact to
 Downstream Drainage**

Figure 12

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 Author: J.Lau



**Bentall Kennedy
 The Lakes District and
 Schooner Cove ISMP**

- Legend**
- Neighbourhood Area
 - Existing Lake
 - Existing Detention Pond
 - Existing Wetlands
 - Existing Watercourse
 - Existing Ditch
 - Existing Storm Network
 - Proposed Drainage Pathway
 - Rainwater Creeks or Piped Outlets
 - Post-development Drainage Catchment
 - Wetland ID
 - Watercourse ID
 - Ditch ID

- Water Quality Treatment Measures**
- Proposed Regional Wetland
 - Proposed Regional Wetland and Detention
 - Proposed Roads > 10% Grade (No Rain Garden)
- Existing Road with Modifications**
- Rain Gardens within Roads
 - Roadways Draining to Regional Facilities
- Proposed Roads**
- Rain Gardens within Roads
 - Roadways Draining to Regional Facilities

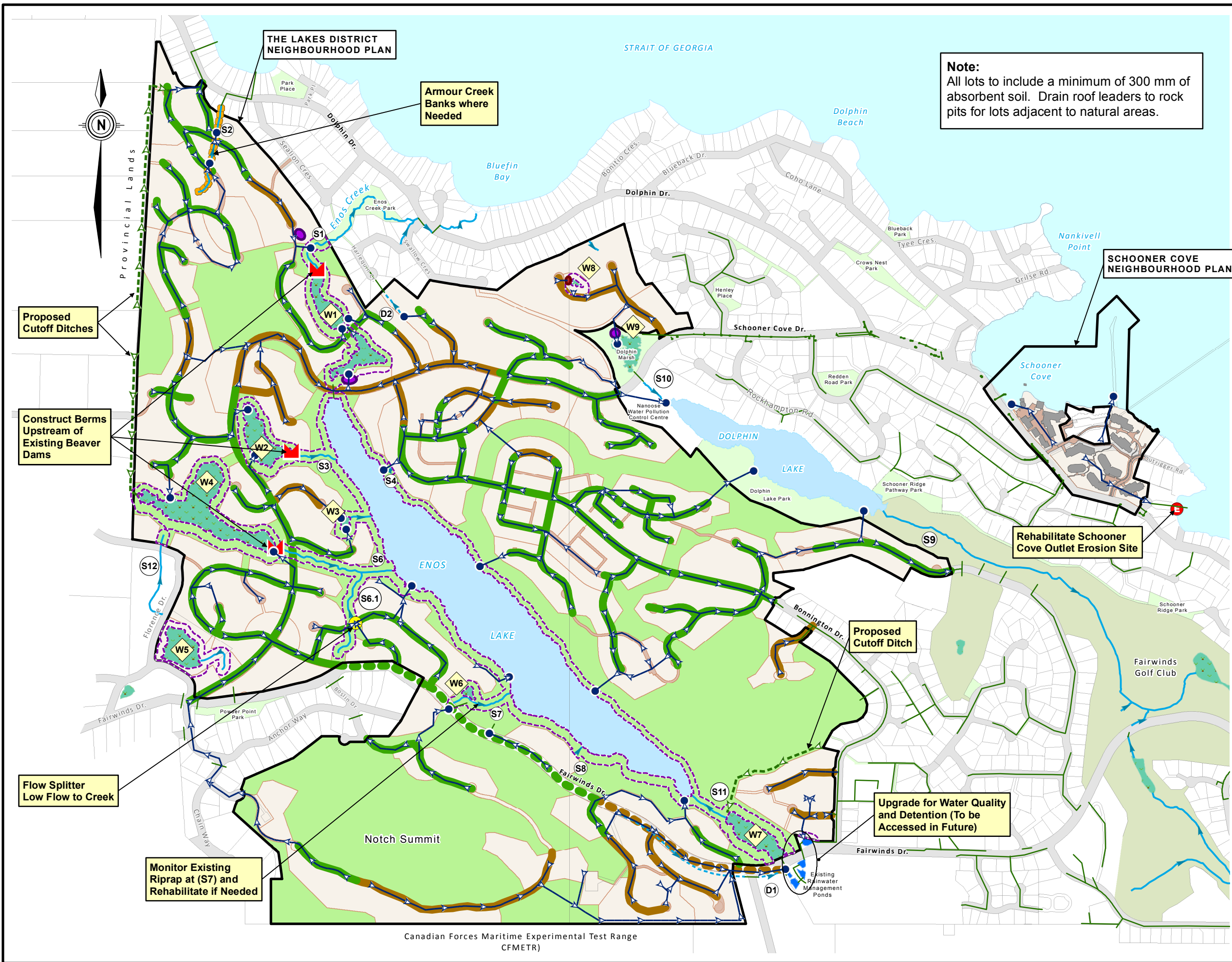
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Project No. 2964-002	Date October 2013

**Proposed
 Stormwater Management
 Environmental Protection
 Measures
 Figure 13**

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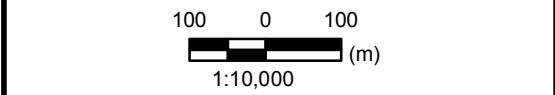


**Bentall Kennedy
 The Lakes District and
 Schooner Cove ISMP**

- Legend**
- Neighbourhood Area
 - Existing Lake
 - Existing Detention Pond
 - Existing Wetlands
 - Existing Watercourse
 - Existing Ditch
 - Proposed Cutoff Ditch
 - Rainwater Creeks or Piped Outlets with Energy Dissipators whichever most Applicable at Design Level
 - Proposed Regional Wetland
 - Proposed Regional Wetland and Detention
 - Wetland ID
 - Watercourse ID
 - Ditch ID
 - Conserve Environmentally Sensitive Areas as Regional Parks
 - Streamside Protection and Enhancement Area (SPEA)
 - Rain Gardens within Roads
 - Roadways Draining to Regional Facilities
 - Proposed Roads
 - Rain Gardens within Roads
 - Roadways Draining to Regional Facilities

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Project No. 2964-002 Date October 2013

ISMP Plan

Figure 14