

COMPARISON TABLE: “NATURAL ENVIRONMENT AND CONSERVATION DESIGNATION” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
<p>13.0 NATURAL ENVIRONMENT & CONSERVATION</p> <p>13.1 Background</p> <p>The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.</p> <p>The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region’s milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. As the Plan Area contains significant developed areas and a variety of land uses including recreation, agriculture, forestry areas and the like, it also contains a high number of species at risk.</p> <p>The Plan Area itself is home to many unique environmental features, including Kruger Mountain, Richter Pass as well as various lakes and streams important to biodiversity in the area.</p> <p>Under the <i>Local Government Act</i>, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.</p> <p>In order to protect important sensitive ecosystems and biological diversity including valuable habitat areas for wildlife and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. This area generally comprises privately held lands not in the Agricultural Land Reserve (ALR) that possess “high” and “very high” ecologically sensitive classifications as identified by the <i>Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen</i> (2012) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and is described further in Section 18.2 of this Plan.</p> <p>Some other ecologically sensitive lands found on Crown land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule ‘C’ as an “Important Ecosystem Area” and is described further in Section 18.2 of this Plan.</p> <p>As a local government listed under Section 3 of the <i>Riparian Areas Regulation</i>, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lands within 30 metres of the high water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 18.3 of this bylaw.</p> <p>For maps of development permit areas and other environmentally sensitive areas in the Plan Area see Schedule ‘C’ (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule ‘D’ (Watercourse Development Permit Area).</p>	<p>16.0 NATURAL ENVIRONMENT AND CONSERVATION</p> <p>16.1 Background</p> <p>The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.</p> <p>The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region’s milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. The Plan Area is the most diverse and sensitive rural area in the South Okanagan with one of the highest concentrations of biodiversity and species-at-risk in Canada.</p> <p>The Plan Area itself is home to many unique environmental features, including Kruger Mountain, Richter Pass as well as various lakes and streams important to biodiversity in the area.</p> <p>Under the <i>Local Government Act</i>, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.</p> <p>In order to protect important sensitive ecosystems and biological diversity including valuable habitat areas for wildlife and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. This area generally comprises privately held lands not in the Agricultural Land Reserve (ALR) that possess “high” and “very high” ecologically sensitive classifications as identified by the <i>Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen</i> (2012) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and is described further in Section 18.2 of this Plan.</p> <p>Some other ecologically sensitive lands found on Crown land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule ‘H’ as an “Important Ecosystem Area” and is described further in Section 23.2 of this Plan.</p> <p>As a local government listed under Section 2(1)(b) of the <i>Riparian Areas Protection Regulation (RAPR)</i>, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas. WDP Areas are lands within 30 metres of the high-water mark or active floodplain of streams and ravines including lakes and watercourses, as well as and ditches, springs, and wetlands adjoining by surface flow, and as described further at Section 23.3 of this bylaw.</p> <p>For maps of development permit areas and other environmentally sensitive areas in the Plan Area see Schedule ‘H’ (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule ‘I’ (Watercourse Development Permit Area).</p>
<p>13.1.1 Objectives - General</p> <p>.1 Maintain and sustain a healthy environment by encouraging the enhancement of ecological systems and by protecting biodiversity.</p>	<p>16.1.1 Objectives – General</p> <p>.1 Maintain and sustain a healthy environment by encouraging the enhancement of ecological systems and by protecting biodiversity.</p>

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<p>.2 Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.</p> <p>.3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan.</p> <p>.4 Support efforts to protect source water quality and quality today and for future generations.</p>	<p>.2 Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.</p> <p>.3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan.</p> <p>.4 Support efforts to protect source water quality and quality today and for future generations.</p>
<p>13.1.2 Policies - General</p> <p>The Regional Board:</p> <p>.1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.</p> <p>.2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community’s natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.</p> <p>.3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 18.2 as well as relevant federal and provincial best management guidelines.</p> <p>.4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District’s Development Procedures Bylaw.</p> <p>.5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.</p>	<p>16.1.2 Policies – General</p> <p>The Regional Board:</p> <p>.1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.</p> <p>.2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community’s natural environment made by environmental organizations and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.</p> <p>.3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 23.2 as well as relevant federal and provincial best management guidelines.</p> <p>.4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District’s Development Procedures Bylaw.</p> <p>.5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.</p>
<p>13.2 Riparian and Foreshore Areas</p> <p>Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes one large lake, Osoyoos Lake, and several smaller lakes including Spotted, Kilpoola, Blue, and Richter Lakes. The Plan Area also includes the Okanagan River and various smaller streams including Haynes Creek, Nine Mile Creek, Inkameep Creek among others.</p> <p>The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.</p> <p>Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.</p>	<p>16.2 Riparian and Foreshore Areas</p> <p>Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes one large lake, Osoyoos Lake, and several smaller lakes including Spotted, Kilpoola, Blue, and Richter Lakes. The Plan Area also includes the Okanagan River and various smaller streams including Haynes Creek, Nine Mile Creek, Inkameep Creek among others.</p> <p>The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.</p> <p>Activities in and around riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.</p>

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<p>Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.</p> <p>Because riparian and foreshore areas are so strongly connected to both habitats for species at risk and water quality through groundwater/surface water, it is vital that land use practices protect riparian areas by retaining and restoring native species, and ecosystems. Natural riparian areas provide significant ecosystems benefits that costly water treatment and recovery planning for species at risk cannot replace.</p> <p>Generally, land above the high water mark (natural boundary) is privately held and land below the high water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high water mark of a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 18.3). Other activities that are subject to regulation include dock construction and modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).</p>	<p>Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.</p> <p>Because riparian and foreshore areas are so strongly connected to both habitats for species at risk and water quality through groundwater/surface water, it is vital that land use practices protect riparian areas by retaining and restoring native species, and ecosystems. Natural riparian areas provide significant ecosystems benefits that costly water treatment and recovery planning for species at risk cannot replace .</p> <p>Most land above the high-water mark (natural boundary) is privately held while land below the high-water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high-water mark or active floodplain of a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 18.3). Other activities that are subject to regulation include dock construction and modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).</p>
<p>13.2.1 Objectives</p> <ul style="list-style-type: none"> .1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area. .2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule ‘C’ (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule ‘D’ (Watercourse Development Permit Area). .3 Improve and better manage waterfront public access along the Osoyoos Lake shoreline, while limiting the overall number of public access points. .4 Minimize and avoid development in high hazard soil instability areas on the Osoyoos Lake foreshore and riparian area. .5 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems. .6 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners. .7 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality. 	<p>16.2.1 Objectives</p> <ul style="list-style-type: none"> .1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area. .2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule ‘H’ (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule ‘I’ (Watercourse Development Permit Areas). .3 Improve and better manage waterfront public access along the Osoyoos Lake shoreline. .4 Minimize and avoid development in high hazard soil instability areas on the Okanagan Lake foreshore and riparian area. .5 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems. .6 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners. .7 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality.
<p>13.2.2 Policies</p> <p>The Regional Board:</p> <ul style="list-style-type: none"> .1 Recognises riparian values and, in accordance with the provincial <i>Riparian Areas Regulation</i>, has designated land within 30.0 metres of the high water mark of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area shall be developed 	<p>16.2.2 Policies</p> <p>The Regional Board:</p> <ul style="list-style-type: none"> .1 Recognises riparian values and, in accordance with the provincial <i>Riparian Area Protection Regulation</i>, has designated land within 30.0 metres of the high-water mark or active floodplain of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area

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<p>according to the guidelines outlined in Section 18.3 (Watercourse Development Permit Area) of this Plan unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high water mark of a stream or ravine identified on Schedule ‘D’.</p> <p>.2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.</p> <p>.3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats</p> <p>.4 Continues to work with the Okanagan Basin Water Board (OBWB) to promote the shared water interests of Okanagan communities.</p> <p>.5 Encourages and supports the analysis of ground water hydrology in areas with identified aquifers, and requires environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.</p> <p>.6 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.</p> <p>.7 Encourages the subdivision approving officer to ensure that public access to lakes is provided pursuant to Section 75 of the <i>Land Title Act</i>.</p> <p>.8 Supports the use of Section 86 of the <i>Land Title Act</i> and Section 56 of the <i>Community Charter</i> to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.</p>	<p>shall be developed according to the guidelines outlined in Section 23.3 (Watercourse Development Permit Area) of this Plan, unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high-water mark of a stream or ravine identified on Schedule ‘I’.</p> <p>.2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.</p> <p>.3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats.</p> <p>.4 Continues to work with the Okanagan Basin Water Board (OBWB) to promote the shared water interests of Okanagan communities.</p> <p>.5 Encourages and supports the analysis of ground water hydrology in areas with identified aquifers and requires environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.</p> <p>.6 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.</p> <p>.7 Encourages the subdivision Approving Officer to ensure that public access to lakes is provided pursuant to Section 75 of the <i>Land Title Act</i>.</p> <p>.8 Supports the use of Section 86 of the <i>Land Title Act</i> and Section 56 of the <i>Community Charter</i> to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.</p>
<p>13.3 Terrestrial Areas</p> <p>Terrestrial areas are simply described as the areas upland or beyond water. They include areas with grassland and shrub-steppe, sparsely vegetated, broadleaf woodlands, coniferous woodlands and old forest ecosystems. Many at risk species are found in terrestrial ecosystems in the Plan Area.</p> <p>Like foreshore and riparian areas, terrestrial areas also contain areas sensitive to development and land use. Of the various ecosystem types, the grassland and shrub-steppe ecosystems are particularly sensitive to disturbance and subject to habitat loss through development, agriculture conversion, impacts from invasive plants, and habitat loss resulting from recreation use.</p> <p>Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: the Haynes & Field Lease Ecological Reserves, Anarchist Mountain Protected Area, and South Okanagan Grasslands Protected Area. The Nature Trust of BC and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes.</p>	<p>16.3 Terrestrial Areas</p> <p>Terrestrial areas are simply described as upland areas or land above water. They include areas with grassland and shrub-steppe, sparsely vegetated, broadleaf woodlands, coniferous woodlands and old forest ecosystems. Many at risk species are found in terrestrial ecosystems in the Plan Area.</p> <p>Like foreshore and riparian areas, terrestrial areas also contain areas sensitive to development and land use. Of the various ecosystem types, the grassland and shrub-steppe ecosystems are particularly sensitive to disturbance and subject to habitat loss through development, agriculture conversion, impacts from invasive plants, and habitat loss resulting from recreation use.</p> <p>Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: the Haynes & Field Lease Ecological Reserves, Anarchist Mountain Protected Area, and South Okanagan Grasslands Protected Area. The Nature Trust of BC, Nature Conservancy of Canada, Ducks Unlimited Canada and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes.</p>
<p>13.3.1 Objectives</p>	<p>16.3.1 Objectives</p>

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<p>.1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule ‘C’ (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area).</p> <p>.2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.</p> <p>.3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.</p> <p>.4 Encourage and facilitate linkages of protected habitat areas.</p>	<p>.1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule ‘H’ (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Areas).</p> <p>.2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.</p> <p>.3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.</p> <p>.4 Encourage and facilitate linkages of protected habitat areas.</p> <p>.5 Encourage the integration of FireSmart approaches in the management of terrestrial areas where practical and appropriate.</p>
<p>13.3.2 Policies</p> <p>The Regional Board:</p> <p>.1 Recognizes the values of environmentally sensitive lands and has on Schedule ‘C’:</p> <p style="margin-left: 20px;">a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the <i>Local Government Act</i>; or</p> <p style="margin-left: 20px;">b) Identified these lands as an “Important Ecosystem Area”.</p> <p>.2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 18.2 of this Plan unless an exemption applies.</p> <p>.3 Considers that land identified as an “Important Ecosystem Area” should generally be retained in a natural state and, if a re-designation of the land under the OCP or a re-zoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule ‘C’.</p> <p>.4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule ‘C’ to remain as large as possible to protect these habitat areas.</p> <p>.5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.</p> <p>.6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.</p> <p>.7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:</p> <p style="margin-left: 20px;">a) donation of areas to the Regional District or provincial government;</p>	<p>16.3.2 Policies</p> <p>The Regional Board:</p> <p>.1 Recognizes the values of environmentally sensitive lands on Schedule ‘H’ and has:</p> <p style="margin-left: 20px;">a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the <i>Local Government Act</i>; or</p> <p style="margin-left: 20px;">b) Identified these lands as an “Important Ecosystem Area”.</p> <p>.2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 23.2 of this Plan, unless an exemption applies.</p> <p>.3 Considers that land identified as an “Important Ecosystem Area” should generally be retained in a natural state and, if a re-designation of the land under the OCP or a rezoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule ‘H’.</p> <p>.4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule ‘H’ to remain as large as possible to protect these habitat areas.</p> <p>.5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.</p> <p>.6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.</p> <p>.7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:</p> <p style="margin-left: 20px;">a) donation of areas to the Regional District or provincial government;</p>

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<ul style="list-style-type: none"> b) donation of areas to a land trust or conservation organization; c) introduction of conservation area designation and zoning; d) creation of conservation covenants in favour of municipal, provincial government, private conservation organizations; e) establishment of statutory right of ways under the <i>Land Title Act</i> for affected areas; f) establishment of long-term leases for sensitive areas; g) land stewardship and participation in conservation initiatives by the private landowner; or h) consideration of alternative development standards. <p>.8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.</p> <p>.9 Encourages the use of native vegetation to restore disturbed sites.</p>	<ul style="list-style-type: none"> b) donation of areas to a land trust or conservation organization; c) introduction of conservation area designation and zoning; d) creation of conservation covenants in favour of local, provincial government, private conservation organizations; e) establishment of statutory right of ways under the <i>Land Title Act</i> for affected areas; f) establishment of long-term leases for sensitive areas; g) land stewardship and participation in conservation initiatives by the private landowner; or h) consideration of alternative development standards. <p>.8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.</p> <p>.9 Encourages the use of native vegetation to restore disturbed sites.</p>
<p>13.4 Conservation Areas</p> <p>For the purpose of protecting environmentally sensitive areas (ESAs), the Regional District may designate lands as Conservation Area (CA). The Conservation Area designation is applied to land that is preserved and protected for its unique natural value, land left in a natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.</p> <p>Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada. In the Plan Area, the CA designation applies to a large area at the head of Osoyoos Lake held by various conservation organisations. In addition, approximately 50% of the Regal Ridge development situated on Anarchist Mountain was set aside for conservation purposes in 2004.</p> <p>For a map of Conservation Areas in the Plan Area see Schedule ‘B’ (Official Community Plan Map).</p>	<p>16.4 Conservation Areas</p> <p>For the purpose of protecting environmentally sensitive areas (ESAs), the Regional District may designate lands as Conservation Area (CA). The Conservation Area designation is applied to land that is preserved and protected for its unique natural value, land left in a natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.</p> <p>Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada. In the Plan Area, the Conservation Area designation applies to a large area at the head of Osoyoos Lake held by various conservation organisations. In addition, approximately 50% of the “Regal Ridge” development situated on Anarchist Mountain was set aside for conservation purposes in 2004.</p> <p>The two Federally owned parcels that comprise kllil’xw (Spotted Lake) are designated Conservation Areas to help protect and steward the lake’s unique ecosystem and deep Syilx cultural values associated with the lake.</p> <p>For a map of Conservation Areas in the Plan Area see Schedule ‘B’ (Official Community Plan Map).</p>
<p>13.4.1 Objectives</p> <ul style="list-style-type: none"> .1 Protect and steward designated Conservation Areas in their natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish. .2 Work with agencies and partners, including local First Nations to enhance, protect and interpret ecological systems and biodiversity in Conservation Areas. .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to adjacent or abutting Conservation Areas. 	<p>16.4.1 Objectives</p> <ul style="list-style-type: none"> .1 Protect and steward designated Conservation Areas in their natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish. .2 Work with agencies and partners, including local First Nations, to enhance, protect and interpret ecological systems and biodiversity in Conservation Areas. .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to adjacent or abutting Conservation Areas. .4 Encourage the integration of FireSmart approaches in Conservation Areas where practical and appropriate.

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<p>13.4.2 Policies</p> <p>The Regional Board:</p> <ol style="list-style-type: none"> .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives. .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will seek to work with local First Nations to incorporate it where feasible, practical and appropriate. 	<p>16.4.2 Policies – General</p> <p>The Regional Board:</p> <ol style="list-style-type: none"> .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations and supports accommodating these uses where they do not conflict with Conservation Area objectives. .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will seek to work with local First Nations to incorporate it where feasible, practical and appropriate .
<p>13.5 Okanagan Basin Lakes</p> <p>The Okanagan watershed, or basin, is a narrow strip that spans from Armstrong in the north to the US border in the south and includes six main lakes – Okanagan, Kalamalka, Wood, Skaha, Vaseux and Osoyoos – and surrounding mountains. Penticton, Summerland, Oliver and Osoyoos as well as the surrounding rural areas all lie within the Okanagan Basin.</p> <p>Water in the Okanagan Basin has a variety of uses including irrigation for crops, as a domestic supply for residential use and in various industrial and recreational activities. Achieving a balance among the many uses associated with the basin lakes, and particularly between private use and public access, is an on-going challenge.</p> <p>The Basin Lakes designation serves to promote the major lakes in the Valley for community and visitor use, while also seeking to protect existing community infrastructure such as water intakes.</p> <p>For a map of Basin Lakes areas in the Plan Area see Schedule ‘B’ (Official Community Plan Map).</p>	<p>16.5 Okanagan Basin Lakes</p> <p>The Okanagan watershed, or basin, is a narrow strip that spans from Armstrong in the north to the US border in the south and includes six main lakes – Okanagan, Kalamalka, Wood, Skaha, Vaseux and Osoyoos – and surrounding mountains. Penticton, Summerland, Oliver and Osoyoos as well as the surrounding rural areas all lie within the Okanagan Basin.</p> <p>Water in the Okanagan Basin has a variety of uses including irrigation for crops, as a domestic supply for residential use and in various industrial and recreational activities. Achieving a balance among the many uses associated with the basin lakes, and particularly between private use and public access, is an on-going challenge.</p> <p>The Basin Lakes designation serves to promote the major lakes in the Valley for community and visitor use, while also seeking to protect existing community infrastructure such as water intakes.</p> <p>For a map of Basin Lakes areas in the Plan Area see Schedule ‘B’ (Official Community Plan Map).</p>
<p>13.5.1 Objective</p> <ol style="list-style-type: none"> .1 Provide opportunities for water-based recreation on Osoyoos Lake, including small-scale docks and swimming platforms associated with adjacent residential use. 	<p>16.5.1 Objective</p> <ol style="list-style-type: none"> .1 Provide opportunities for water-based recreation on Osoyoos Lake, including small-scale docks and swimming platforms associated with adjacent residential use.
<p>13.5.2 Policies – General</p> <p>The Regional Board:</p> <ol style="list-style-type: none"> .1 Generally supports the use of waters designated Okanagan Basin Lakes (BL) identified in Schedule ‘B’ (Official Community Plan Map) for water-based recreation, docks, boat launches, boatlifts, swimming platforms and moorage buoys. .2 Supports docks and swimming platforms being located away from or designed to have minimal impact on riparian habitat. .3 Requires dock and swimming platform proposals affecting lands designated as Watercourse Development Permit (WDP) Area to obtain a development permit in accordance with the requirements of Section 23.3 of this Bylaw. .4 Encourages docks to be designed, including anchor points, in a way that will not disturb riparian areas, except at the immediate footprint. 	<p>16.5.2 Policies – General</p> <p>The Regional Board:</p> <ol style="list-style-type: none"> .1 Generally supports the use of waters designated Okanagan Basin Lakes (BL) identified in Schedule ‘B’ (Official Community Plan Map) for water-based recreation, docks, boat launches, boatlifts, swimming platforms and moorage buoys. .2 Supports docks and swimming platforms being located away from or designed to have minimal impact on riparian habitat. .3 Requires dock and swimming platform proposals affecting lands designated as Watercourse Development Permit (WDP) Area to obtain a development permit in accordance with the requirements of Section 23.3 of this Bylaw. .4 Encourages docks to be designed, including anchor points, in a way that will not disturb riparian areas, except at the immediate footprint.

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<p>.5 Encourages docks and swimming platforms to be located away from or designed to avoid negative impacts on adjacent structures and uses, including other docks and swimming platforms, beach access points, parks, utilities, water intakes, and other similar uses.</p> <p>.6 Consider that docks, swimming platforms, and marinas should not include non-moorage structures such as storage sheds, gazebos, raised decks or hot tubs.</p> <p>.7 Will consider group moorage, marina and other commercial dock proposals on a case-by-case basis through a zoning amendment process, and may use the following criteria to assess an application:</p> <ul style="list-style-type: none">i) location of any existing community infrastructure such as water intakes, sewer lines and underground cables;ii) presence of environmental and riparian values, such as fish habitat, as identified by a habitat assessment;iii) compatibility with, and proximity to adjacent land uses; andiv) intensity of the use (e.g. number of berths or inclusion of non-moorage structures).	<p>.5 Encourages docks and swimming platforms to be located away from or designed to avoid negative impacts on adjacent structures and uses, including other docks and swimming platforms, beach access points, parks, utilities, water intakes, and other similar uses.</p> <p>.6 Consider that docks, swimming platforms, and marinas should not include non-moorage structures such as storage sheds, gazebos, raised decks or hot tubs.</p> <p>.7 Will consider group moorage, marina and other commercial dock proposals on a case-by-case basis through a zoning amendment process, and may use the following criteria to assess an application:</p> <ul style="list-style-type: none">i) location of any existing community infrastructure such as water intakes, sewer lines and underground cables;ii) presence of environmental and riparian values, such as fish habitat, as identified by a habitat assessment;iii) compatibility with, and proximity to adjacent land uses; andiv) intensity of the use (e.g. number of berths or inclusion of non-moorage structures).
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