

Electoral Area “F” – Greater West Bench Area

Proposed Soil Removal & Deposition Bylaw No. 2974

RDOS File No. F2022.001-SOIL

Public Information Meeting

January 12, 2023

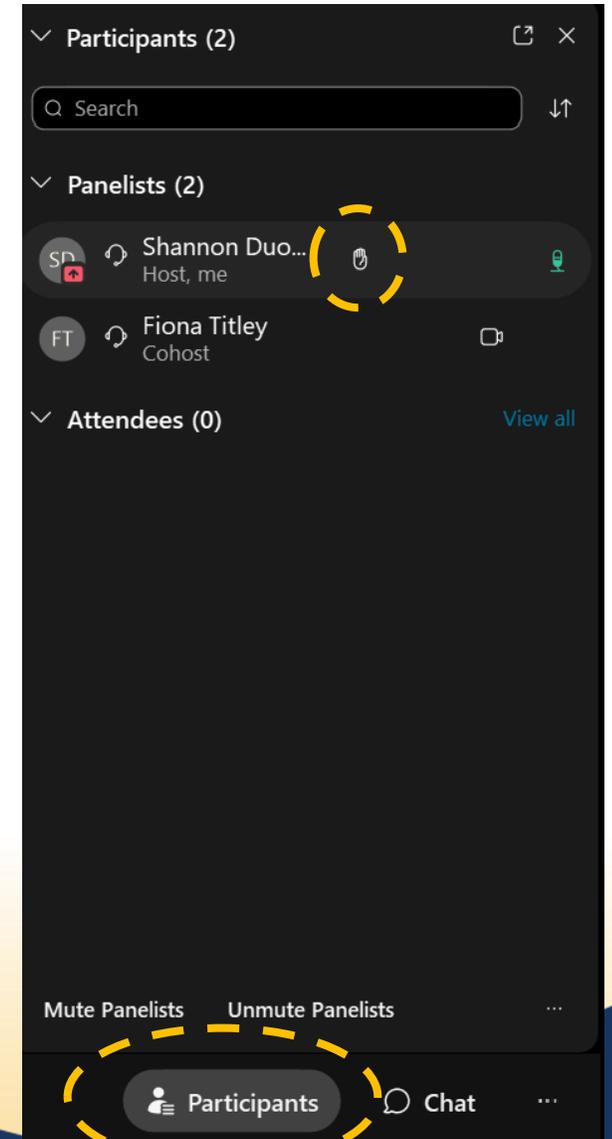
Public Information Meeting

What is a Public Information Meeting:

- It is informal:
 - no formal minutes will be taken but meeting is recorded;
 - comments for the RDOS Board to review at 1st/2nd reading should be submitted in writing (i.e. email, feedback form).
- Staff and the applicant are available to answer questions;
 - we may not be able to answer all questions tonight but can follow-up (contact details will be needed).

Webex Instructions

- Will take questions in turn;
- To indicate you want to speak:
 - **Computer:** click the “Participants” button at the bottom right corner of the screen, hover your mouse next to your name and click the “raise hand” button;
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- After you are done, click the “raise hand” button or *3 to take your hand down.



Background

- The *Greater West Bench Geotechnical Review* (2021) noted that:
 - *Changing slope geometry through excavation and fill placement can impact slope stability;*
 - *Placement of fill in sinkholes and/or gullies may lead to future instability;*
 - *Spoiling soil and/or landscape waste into gullies, or onto a steep slope can impact slope stability*

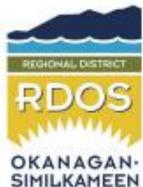
ecora

CLARKE GEOSCIENCE LTD.



Greater West Bench Geotechnical Review

Presented To:



Dated:

December 22, 2021

Ecora File No.:

191010

Background

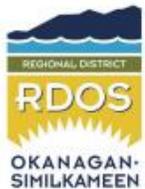
- Report recommended that the Regional District “introduce a **Soil Removal and Deposition Bylaw** to regulate, monitor, and limit the removal and deposition of soil through permitting. Combined with the hazard mapping, soil removal and deposition activities can be reduced in high hazard areas and documented within the GWB area.”

ecora clark geoscience ltd.



Greater West Bench Geotechnical Review

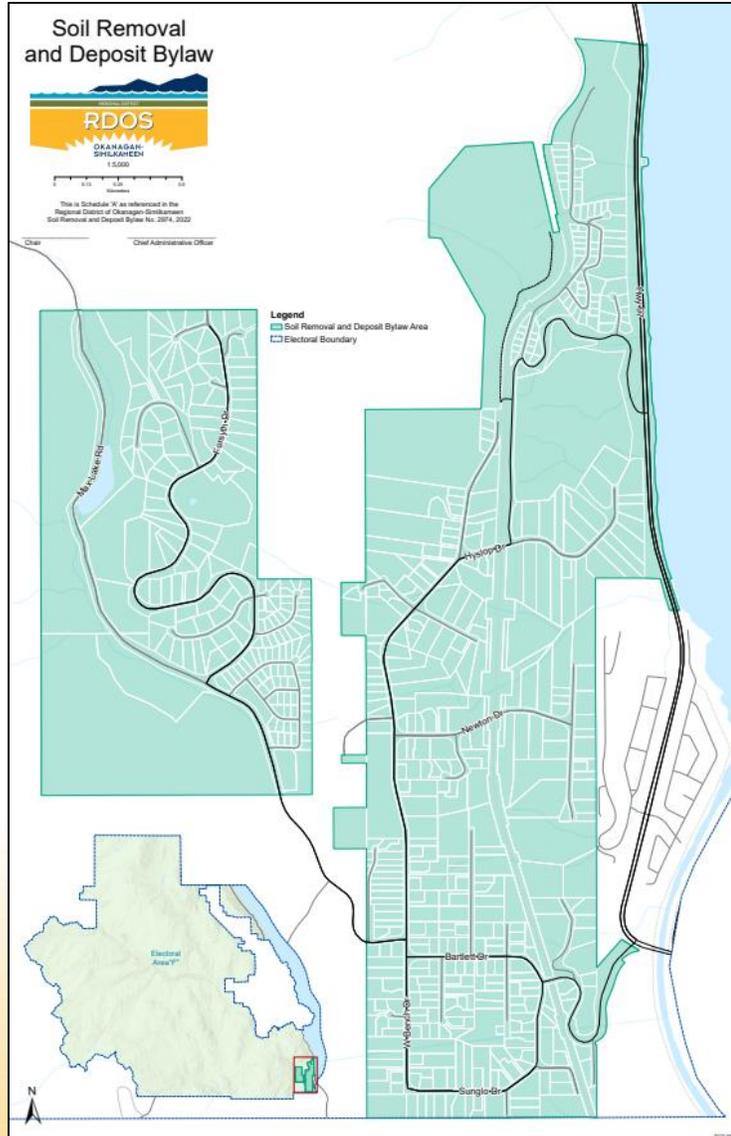
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Soil Removal & Deposition Bylaw No. 2794



Soil Removal & Deposition Bylaw No. 2794

- Applies to the Greater West Bench area
- Restricts soil removal/deposit activities unless exempt or carried out with a permit issued under the Bylaw

Soil Removal & Deposition Bylaw No. 2794



Image Credits: vanone.co.uk

Soil Removal & Deposition Bylaw No. 2794



15 Cubic Metre



20 Cubic Metre



25 Cubic Metre



30 Cubic Metre

Soil Removal & Deposition Bylaw No. 2794



1.5 cubic meters



9.2 cubic meters



18.4 cubic meters



23 cubic meters

Figures are approximate as dump trucks are loaded according to their weight capacity, not volume.

For instance, a cubic metre of crushed rock is heavier than a cubic metre of mulch.

Soil Removal & Deposition Bylaw No. 2794



11 cubic yards = 8.4 m³



18 cubic yards = 13.76 m³

Soil Removal & Deposition Bylaw No. 2794

Proposed Exemptions

The proposed bylaw would not apply to situations where the soil removal/deposit:

- is undertaken in relation to public utility works, public park land, public trails, or publicly dedicated roads;
- is undertaken during a State of Emergency for emergency works to protect life or property from imminent injury or damage;
- involves relocation of soil within the boundaries of the parcel from which that soil originates;
- is authorized by a Mine Permit; or,
- does not exceed 25 cubic metres/calendar year

Soil Removal & Deposition Bylaw No. 2794

Permit Issuance Criteria

A permit may be issued for a term of one year (and could be renewed once for up to 6 months):

- The removal/deposit of soil in relation to the construction of a building or other structure, an access driveway, or the construction of an in-ground pool, to the amount of soil considered to be necessary for that purpose;
 - the removal of up to 100 cubic metres of soil /calendar year; and,
 - the deposit of up to 100 cubic metres of soil/calendar year
- Permits would be reviewed and issued by staff.

Soil Removal & Deposition Bylaw No. 2794

Permit Issuance Criteria (cont.)

For activities where a permit cannot be issued (i.e., they do not meet the prescribed criteria), an amendment to the Soil Removal and Deposition Bylaw would be required.

- Decisions on bylaw amendment applications would be made by the Regional District Board
 - Would include public notification, and an opportunity for the submission of feedback from the public.
 - If approved, a Soil Permit would still need to be applied for and issued.

Soil Removal & Deposition Bylaw No. 2794

Permit Conditions

The Regional District would be able to impose conditions within issued permits for the purpose(s) of...

- avoiding damage to ditches, drains, watercourses, highways or public utility works;
- not increasing the likelihood of erosion, land slip, rockfall, subsidence or instability;
- avoiding the unnecessary removal of trees or other vegetation;
- minimizing the amount of dirt/debris tracked onto any public highway;
- limiting disturbance from noise or dust.

Proposed Supporting Amendments

Bylaw Notice Enforcement Amendment Bylaw No. 2507.16

Penalties are being proposed for contravention of the Soil Removal & Deposition Bylaw, including:

- Failure to obtain a permit (\$300);
- Failure to comply with a term or condition of a permit (\$200);
- Failure to comply with an order or notice given under the Bylaw (\$200);
- Refusal or hindrance of an inspection under the Bylaw (\$500).

Each day a new violation of or failure to comply with any provisions of the Bylaw continues to exist would constitute a separate offence.

Proposed Supporting Amendments

Development Procedures Amendment Bylaw No. 2500.29

In addition to standard application requirements (i.e., agent authorization, Certificate of Title, site plan, etc.), the following documents would be required:

- Proposal summary, including rationale for soil use, amount and type of soil to be deposited/removed and anticipated changes in site elevation, and measures to address resultant dust, dirt and noise; and
- A geotechnical assessment.

If applying for a bylaw amendment, a contaminated site profile and a copy of requirements for road maintenance and clean up imposed by the Ministry of Transportation and Infrastructure are also required.



Proposed Supporting Amendments

Fees & Charges Amendment Bylaw No. 2955.01

Proposed application fees:

- Application fee - \$150.00
- Renewal fee - \$100.00
- Amendment Bylaw fee - \$500.00
- Public Information Meeting fee (if required) - \$250.00

Project Status

Project Status:

- Planning & Development Committee initiated amendments on Sept 22, 2022;
- Agency Referrals (e.g., ALC, IHA, MoTI, etc.) sent Sept 26, 2022;
- Public Information Meeting review on Jan 12, 2023;
- RDOS Board consideration (i.e. 1st/2nd reading) TBD.

QUESTIONS?

If you do not get the chance to speak tonight, have more questions, or would like to submit written comments, please contact me at:

sduong@rdos.bc.ca

(250)490-4384

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