

**From:** Adam Patterson  
**Sent:** March-31-16 1:33 PM  
**To:** White, Bryn E FLNR:EX; Planning  
**Subject:** RE: Regional District Okanagan Similkameen Invitation to Qualified Environmental Professionals

Hi Bryn,

Sorry for the late timing but I was able to collect the following few points from a circulation in our office:

Checklist:

- Could include property description, such as zoning/ALR, size, which jurisdiction/OCP guidelines apply
- Under riparian might be good to have a checkbox for lake and stream
- Could include fish habitat/spawning category
- Under Environmentally valuable resources include Large Lakes Protocol Zoning – not necessary but provides a heads up if the property is in a Black Zone/mussel zone etc.
- Another habitat feature could include rock outcrop/cliff

Perhaps a bit clarification around whether both the EA and rapid checklist are required for all DP's or whether just the rapid checklist can be completed if there are no sensitive features could be included. The Terms of Reference appear to be quite comprehensive.

Hope that helps! Thanks,

Adam Patterson, R.P.Bio.  
Natural Resource Biologist  
ECOSCAPE Environmental Consultants Ltd.

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Many thanks for hosting this information session. I wish to follow-up on the discussion regarding the Draft Terms of Reference – Professional Report that the RDOS is releasing:

My comments are more of a professional context/content aspect being an R.P.Bio. for close to twenty years in BC, the former President of the Association of Professional Biologists and entering my second term as a College Councilor with the College of Applied Biology, rather than solely from the firm I currently am employed with.

Suggest the title should clearly reflect the scope with an indication that this document is solely for environmental assessment submissions to the RDOS and suggest the citation be more aptly named Terms of Reference – Professional Environmental Assessment Reporting. Suggest the introductory scope more clearly outline the rational [purpose] to more clearly reflect the proposed change that only Registered Professional Biologists must be the lead and senior author of these reports. I would suggest that R.P. Tech. also be suitably endorsed for completing these reports and suggest College of Applied Biology requirement for this be explored by reviewing the required qualifications as outlined in the following link: <https://www.cab-bc.org/membership-categories/registered-biology-technologist>

I suggest the introduction include a discussion as the Region's overall context of a phased aspect into completing and reporting out on environmental assessments, as was outlined during the presentation. I was initially confused when data deliverables were organized into Phase when the content was outlining report requirements.

Section 2.2.4 Site Maps: suggest have an initial existing condition figure, followed by a proposed development plan. Placing details such as Item b) post development contours - will result in an overly complicated drawing.

Section 2.2.4.e) maybe a typo to reference Section 2.3.2(?), rather than 2.4?

Section 2.2.4.f) aquatic features should be more specific stating "surface waterbodies and defined waterway channels whether flowing or not". Therein my experience has needed to confirm intermittent waterways shown many times on background maps are waterways placed solely based on topology and have no defined channel characteristics.

Section 2.2.6 Referencing: is not "developed to certify" but rather suggest "compiled and verify".

Section 2.3.1 "from other interested parties" is hard from a consultants viewpoint to ascertain who else may be interested and how is this substantiated, consider "third part or grey literature"; also typo - "neighbours".

Section 2.3.2 suggest stipulate the requirement to adhere to existing and most current RISC standards, see: <https://www.for.gov.bc.ca/hts/risc/>

Section 2.3.2c) BEC/TEM/SEI 's are provincially compiled and available and suggest be included as separate base mapping figures to outline current recognition of subject property conditions

Section 2.3.2d) please give some requirement as to distance depicting "adjacent lands" must extend to as I consider this something different than just neighbouring parcels

Section 2.3.2e) suggest deleting the use of "or" to be more meaningful and inclusive

Section 2.3.2h) if contours and cross sections are required then ", if available," is redundant or are contours and cross sections only deliverable "if available"?

Section 2.3.2i) suggest to include ditches

Section 2.3.2j) is asking for a Phase 1 Contaminant Site land use history and seems rather excessive and hard to substantiate without a time frame and suggest current land owner use

Section 2.3 has a typo "IMPABC suggest be "iMapBC" (?) and the requirement that "inventory must be conducted, in the appropriate seasons" is too onerous and suggest that this be a requirement when species at risk habitat has been documented and a pre-disturbance survey becomes a requirement to be undertaken "according to RISC standards in the appropriate season in which the species may be detected"

Section 2.4 "generally applies" suggest be replaced more simply with "applies"

Section 5 is the first time the word "restoration" is used and suggest replacing that throughout with "rehabilitation" more or as the ESA verbiage uses "habitat improvements" as true restoration is not attainable nor desirable given pending climate change expectations

Section 6.e) "reported sightings of uncommon species" needs clarification as to where these reports are kept and consideration if indeed a new or simply 'lost' migrant

Section 6.g) not aware of any source to identify subsurface flow and recharge areas as an ecosystem at risk, beyond the Registered Biology scope for sure and suggest that be deleted

Section 6.j) appreciate more clarity to this requirement as to scope/distance of "surrounding land uses" and how this is completed and reported out

And similar comments to

Section 2.4.4 that again states "consider cumulative impacts....in surrounding lands" as well as "subsurface drainage"

Section 2.4.6b) suggest QEP be replaced with R.P. Bio.

Section 2.4.6c) suggest delete "plant"

Section 2.4.6e) suggest insert "potential" nesting sites

Section 2.4.6g) suggest remove "and fish"

Section 2.4.8 suggest greater clarity be given as to monitoring time length required to ensure bonding letter reflects that time period

Section 2.4.11.c) suggest clarity be given on circumstances when "the District must be given the authorization to stop work" without recognition that they have the appropriate QEP certification for environmental monitoring

Section 2.5 suggest similar consideration for R.P.B.Tech as being suitable to undertake this work and recognition that REA's applies to single residential development, modifications to existing residences and ancillary structures that do not alter the existing permitted use

Section 5.1.b).i) suggest wetlands be replaced with or minimally include surface waters

Section 5.1.FO suggest where listed species are required to be considered – are they to include sightings or uncommon species

The REA Checklist suggest to include an "n/a" column and the occurrence of listed species define where they are listed and that the Comments are for RDOS staff

Again, trust that the above may be of use and would appreciate a final opportunity to comment once final revisions have be drafted ~

I also look forward the changes in the current brochures found on-line regarding Qualified Environmental Professional and the Environmental and Watercourse Development Permits

**From:** Lalonde  
**To:** Christopher Garrish  
**Subject:** a question re ESDP proposal  
**Date:** January-15-16 9:28:38 AM

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Hello Chris,

Further to our meeting yesterday at the RDOS office, there was another question I meant to ask. At the public presentation in Naramata on Monday evening you mentioned that the Government authorized the Regional District to effectively prevent or minimize development. Could you point me to the legislation that specifically deals with this effective capture of private property for conservation?

To reiterate what we discussed yesterday, we still ask that the RDOS remove our property at 503 Newton Drive from the proposed ESDP areas; to be in-line/consistent with the way it was applied to the rest of the West Bench area.

Thank you for your time,

Gerry Lalonde

**From:** kowalchuk  
**To:** Christopher Garrish  
**Cc:** Karla Kozakevich  
**Subject:** Area E - Proposed Environment Development Permit Area (ESDP)  
**Date:** January-13-16 10:22:38 AM  
**Attachments:** Family.vcf

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Chris

I am following up on your presentation at the Open House for Area E this past Monday, on the Proposed Environment Development Permit Area ( ESDP).

We request that the following properties be excluded from the proposed new ESDP area:

- Lot A Plan KAP 91675 DL 2711 SDYD- Known as Naramata Benchlands Phase 2.
- Proposed Lot 2 (+/- 14.3 ha) currently in the subdivision process with RDOS and MOT- DL 3474 SDYD Except Plans KAP44343, KAP53674 and KAP59640 & Lot A DL 3474 SDYD Plan KAP 58675, Except Plan KAP 86517 - Known as (Naramata Benchlands Phase 3 ) – zoning swap 41 Residential Lots for creating the Conversation area Below

The RDOS has extensive knowledge of these lands previously provided by Naramata Benchlands and the previous owner Blackwell Stores that was not considered when the proposed ESDP mapping was prepared. If you require additional information or clarification on these properties please contact me immediately.

We look forward to being provided mapping that reflects these these properties being excluded from the ESDP area.

Regards  
Randy Kowalchuk  
Naramata Benchlands



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

From: Jerrilynn DeCock  
To: Christopher Garrick  
Subject:  
Date: January-04-16 11:06:43 AM

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Happy New Year Christopher. Since the meeting was set so close to Christmas, I left this until now. You had said to me that the person doing the maps would have to see my place to evaluate the environmental sensitivity of my property because the map was just made up of all the existing properties without actually seeing them. How do I go about this now please?

Also, I am very concerned with the fire hazard map and guess that it was made up simply by trees near residences. It is well enough known around here that the people and vehicles on the road are the greatest fire hazard and yet the roadway was not classified. In fact, I argue that the fact that people are living here and can report and fight a fire before it becomes a wildfire should have the area around residences as lower risk. There is greater risk of a wildfire in the wilderness where there is no-one to report a fire start from lightning. Of course, that same argument would apply to around habitation when no one is home.

My water system has a 1000 US gal cistern that I am not allowing to get below half full. I have a 50 foot hose and nozzle connected to a pressurized tap in the room and coiled for quick withdrawal for use in the event of fire so I have some fire protection. The cistern room is at the back of the house near the back door and not far from the wood stove.

Jerrilynn DeCock, P. Eng. Retired  
Senior Electrical Engineer

Re: Update of Environmentally Sensitive Development Permit (ESDP) Areas

Having been lucky enough to live in Area F the majority of my life, I am appreciative of the beautiful environment that we residents of the south Okanagan are blessed with. That beautiful environment is the reason many people desire to move here, resulting in demand for land development. As a potential land developer, I see the foolishness of ruining the environment that creates that demand, and would prefer to collaborate with the RDOS and other agencies to minimize the impact on, and preferably enhance, the environment.

However, I feel this needs to be a cooperative effort, with professional expertise and on-site study, taking precedent. I do not feel that a landowner, RDOS, nor any other agency, should be able to veto a qualified professional's recommendations.

Specifically, as an RDOS constituent and taxpayer, I support the proposed changes, subject to the comments/conditions listed below:

Removal or alteration of proposed wording in the OCP (13.3.2 policy #5), ESDP (guideline # 2), etc., such that the developer, RDOS, nor other agency, can veto or contravene site-specific Environmental Assessment reports from Qualified Environmental Professionals.

Thank you for your consideration.

John Chapman  
John Chapman



Chris Garrish  
RDOS101 Martin Street  
Penticton, BC V2A 5J9

December 15, 2015

Dear Mr. Garrish,

At the information meeting held in Osoyoos on December 14, 2014 regarding the proposed changes to the ESDP areas in RDOS Area A, there was a map displayed that showed the areas to be included in the proposed ESDP area.

One of the areas proposed to be made into an ESDP area was my property at 89<sup>th</sup> Street, Osoyoos, Lot B, Plan KAP66886, DL 2450S, SDYD, PID 024-814-407. I do not agree that this property is environmentally sensitive except in the foreshore area adjacent to Osoyoos Lake, which is protected by existing regulations.

In 2013 I had a Terrestrial Environmental Assessment completed on that property by John Grods, R.P.Bio of Makonis Consulting Ltd. This assessment concluded that the only high value, ESA 1, land is the foreshore of Osoyoos Lake. The majority of the land is ESA 4 and ESA 3. There is a small area adjacent to 89<sup>th</sup> Street that is classed as ESA 2. (See paragraph 3.0 Environmental Sensitive Areas on page 7 and paragraph 4.0 Recommendations on page 8 as well as the ESA map at Figure Two on page 14)

I enclose a copy of the Terrestrial Environmental Assessment dated 31 October 2013.

I respectfully request that the property at 89<sup>th</sup> Street, Osoyoos, Lot B, Plan KAP66886, DL 2450S, SDYD, PID 024-814-407, be removed from the proposed ESDP area map.

Yours sincerely,

Susan Cooper

Michael, hope you are well.

I have a conflicting engagement tomorrow evening so unfortunately cannot attend the Area F meeting.

Here are my comments on ESDPs and other matters of concern:

1. ESDPs are long overdue; good on you for bringing them to Area F. The mapping provided by RDOS does not seem entirely accurate – the pdf file provided does not completely match the kmz. I used the kmz for review. I'm assuming you've used the Keeping Nature conservation ranks but have attempted to separate Crown from private lands for designation? I can see errors in the mapping including ESPD designation over lakeshore fronting Crown provincial parkland – where I believe the park boundaries actually extend into the lake. If your Crown/private base mapping contains errors or uncertainty, then some private lands that are ranked sensitive may be excluded inadvertently by not being designated ESDP and the environmental values they contain will therefore not be appropriately addressed on development. I suggest that RDOS designate all sensitive private lands regardless of map assumptions – ie. those private lands conservation ranked as very high and high would automatically be within an ESDP area.
2. Conservation Funding Proposal: I am 100% percent in agreement with a parcel-based levy to support conservation acquisitions and management across the Regional District.
3. Vaseux Lake bike path: This is not within Area F but is of concern to me; I have considerable experience with land and wildlife management in the Vaseux area. Encouraging and/or improving public bike/recreation access to the west side of Vaseux Lake as identified as a priority in the RDOS recreation strategy unfairly impacts long-standing conservation efforts. This is one of the highest value conservation land holdings in the entire region and only one of a couple of places in the entire valley that wildlife have currently unimpeded access to lakeshore. Is the concept of a National Wildlife Area and Migratory Bird Sanctuary lost on the RDOS? It is a place for wildlife, not people! Increasing people presence and bike traffic on the west side of Vaseux Lake will cause conflict (e.g. snake encounters and bike-caused injuries and death to snakes and other wildlife) and loss of

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wildlife habitat suitability in the area. Many years ago I fought the province's proposal to twin the highway on that side of the lake and will fight hard again to prevent further development of a west side bike route! I suggest the RDOS look instead to a bike path that crosses the river channel on the drop structure just north of the national wildlife area and route it down the east dyke (the west dyke is well known for its basking snakes) then across the conservation lands to a shoulder-path at the side of the existing highway. This would not be as aesthetic for riders for a short distance but would respect the right of wildlife to have safe and less-disturbed habitat available to use.

4. Westbench School: We believe the school adds to property value, contributes to a diverse population demographic, and is an open-space and facility asset to the community. We would support a parcel-based levy specific to supporting continued operation of Westbench School.
5. Natural Gas: Have voted in support of bringing gas line to Sage Mesa.

Best regards, and thank you for your service to our community!

Al Peatt

Registered Professional Biologist

**Lauri Feindell**

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**From:** Doug Kenyon  
**Sent:** December-10-15 1:04 PM  
**To:** Planning  
**Cc:** Larry Kenyon; Tom Siddon; Tom Styffe  
**Subject:** environmental plan for Area D

Christopher

I attended your information meeting at OK Falls with reference to adding an environmental report to a building permit and completely disagree with this cumbersome and bureaucratic process. It will do very little to enhance the environment and likely be harmful as owners try to circumvent the process as is now happening on Indian land which is under a similar process to what you are proposing. Our company has spent over \$100,000 to Summit Environmental on a Penticton project with very little positive results. Put your energies and money towards forming alliances to secure and protect sensitive areas. Don't broadbrush the entire community with an inefficient and costly bureaucracy.



Lauri Feindell

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From: Imck  
Sent: December-08-15 3:43 PM  
To: Planning  
Subject: ESDP areas

Hello,

I am a biologist and I live up on the west bench. I came out to the meeting at the west bench school about the ESDP areas. I think having ESDP areas is a great idea but I have some concerns about section 16.3.6b of the proposed area guidelines.

It states

Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees

As a biologist I have a few worries about that wording.

1. Area F contains mainly mixed Douglas Fir/ Ponderosa Pine forest which is not a terribly threatened ecotype. This wording suggests that building on grassland is preferable and could even lead to coniferous forest being planted in existing grasslands. I think it may be more valuable to take replace trees with native vegetation and get a QEP to choose the best location for disturbance

2. One of our most threatened ecotypes is mature Ponderosa Parkland Forest. This is a historic ecosystem that was maintained through fire.

This Ecotype features large ponderosa pines that are widely spaced and surrounded by a grassland of pinegrass, with occasional shrubs. This habitat is important for woodpeckers like the whiteheaded and Lewis's woodpeckers as well as many other animals.

Because forest fires are now heavily restricted this habitat type is disappearing. The open understory is being replaced by many many young trees. These trees tend to be spindly competing for light with all the other young trees and they don't produce the large numbers of cones that many animals rely on as a food source. Increasing shading of the forest floor eventually favors Douglas fir and a completely different type of forest is created. Without having forest fires to clear out young saplings the best thing land managers can do to maintain this habitat is to clear out most of the young trees. Which this Bylaw wouldn't allow. I think that the quality of trees can be vastly different from the quantity of trees though it may be much harder to write into a bylaw

I know that people really gravitate towards trees, people love to plant trees on earthday and no one goes out to hug a grassland. These seemingly harsh environments are some of our most threatened and they provide a home for some of our most amazing and unique wildlife. I would like to urge you to reconsider your wording and consider trying to find a way to make it possible for people to help maintain Ponderosa Parkland by thinning sapplings. I'm afraid I don't have many suggestions of how to do that without leaving loopholes that people might abuse. Maybe you could have an OK



for trained professionals to thin existing forest to maintain the historic ecotype? Then have a workshop for some of the local companies that specialize in tree trimming?

I think that it's great that you are working on the ESDP areas for area F

Goodluck!

Lia McKinnon

GDIVE ✓

**Lauri Feindell**

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**From:** Christopher Garrish  
**Sent:** December 9, 2015 3:37 PM  
**To:** Lauri Feindell  
**Subject:** FW: ESDP values in an area of Kaleden

**From:** Bruce Shepherd  
**Sent:** December-09-15 12:30 PM  
**To:** Christopher Garrish; Evelyn Riechert; John Ingram  
**Cc:** Alison Peatt  
**Subject:** Re: ESDP values in an area of Kaleden

Thanks -- this helps (and looks different from what I recall from the larger-scale map displayed at last night's Open House in OK Falls -- probably a function of things pixillating as they are shrunk down). I will be sharing this with the KID Board members at our monthly meeting this coming Monday, and will provide any additional comments/questions received from them.

Following up on my earlier discussion at RDOS on Dec 4 with Alison, as well as my telecon with Chris today, I would like to float the idea of substituting ESDP designations for the WDP areas I contested in an earlier email. While the ravine/gully areas that had been identified as WDP areas using the provincial TRIM mapping are not in fact watercourses, I would suggest that they do have value for our "urbanized" wildlife as habitat refuges and connectivity corridors, and thus should be identified as ESDPs instead of WDPs. Your thoughts?

Cheers....Bruce

ote:

## Feedback for “Update of Environmentally Sensitive Development Areas”.

1. It is my professional opinion that an alternative “project delivery” model exists – one that would be different than the one shown on the Flowchart presented at the Public Information Meeting held at Osoyoos on 2015-12-14.
2. My basic concern stems from the “setup” shown on this flowchart, in which a project “proponent” would engage an environmental professional, and not the public body in the jurisdiction in which this development proposal is located (= RDOS).
3. I would suggest that following the above path would eventually lead to some future situations with innumerable conflict and confusion. Some of this, I have actually experienced in my 50+ year career as a professional engineer. I could wax eloquently about this if required, but not here and now. I believe I am not the only person who is aware of the professional ethical pitfalls that will inevitably result if the RDOS chooses to follow the process as proposed to date. Why?
4. Any development proponent has an ultimate purpose for what he proposes. This is exactly as normally known the “bottom line”, whether this becomes “maximum lot yield”, “highest density” or variations of the above, meaning always “the very least restrictions to allow him the highest return on investment, come what may”. Developers are not by definition “agents of philanthropy” (although some of them say that they are, particularly during public hearings). On the other hand, the RDOS, and its employed professional staff, (representing the taxpayer = the general public), has a different purpose in allowing/permitting any development to happen: the promotion of various aspects of the “public good”, which in the current situation of the Official Community Plan might well be defined as better protection of the natural environment, to a much higher degree than what any developer might (by himself or by his consultants) ever envisage. As a civil engineer, having worked in both private and public sectors, I believe that these statements are true, and do reflect those of RDOS staff as well.
5. This is where the problem lies with the current “model”. Allowing a development proponent to engage an environmental consultant becomes automatically a professional ethical issue. It boils down to: “Does this professional person (and not that I am not questioning anybody’s professional ethics, but only stating the basics)
  - (a) do what the proponent (who pays him) wants him to do (= to improve the proponent’s bottom line), even to the extent of somehow compromising his professional ethics, however “good” they may be, or does he
  - (b) do everything for the common good, including the environment, even to the extent of suggesting (e.g. in a report to RDOS) that “what my client wants to develop would not really be promoting the natural environment and would actually be detrimental to it”?
6. This is not a fictitious or far-fetched problem. Professional bodies that regulate the professions like engineering, medicine, law, surveying, accounting (and the like) are all being plagued with situations from “setups” like this, and their “directors of legislation, ethics and compliance” are quite concerned about it. We all know that environmental consultants hired by Enbridge and by Trans Mountain Pipeline are being opposed vehemently by environmental consultants hired by groups opposing these two project proposals, and who can really tell what is the truth? Would it perhaps be the public, or the environmental professionals who happen to work for the federal, provincial, regional or municipal governments (some of whom may well dance to the tunes of their political masters)???



7. I am pretty sure that the above would not be the only (although extreme) current file within the basket of complaints (to and fro) in the office of the "Director of Ethics" for the (fictitious) "BC Association of Professional Environmentalists". But I do know that APEGBC (the Association of Professional Engineers and Geoscientists of BC) is receiving complaints of this nature. The November/December 2015 issue of its Journal "Innovation" shows that. Page 36 contains an article by their Mr. Efrén Swartz LLB, which is just the first in a series of articles about this issue. (Copy attached).

8. Scripture clearly says that "No one can serve two masters, for either he will hate the one and love the other, or he will be devoted to the one and despise the other." (Matthew 6:24). Allowing a developer to retain an environmental consultant would mean that RDOS would not be loved and not be devoted; it would mean that the general public of Area A of the Regional District Okanagan Similkameen may in fact be "despised" by some future development project that is not in the common good and does not really protect some specific aspect of the natural environment as well as it could have been – IF the RDOS follows a different model of "project delivery".

9. I would therefore humbly suggest to you that for any proposed development under this revision of the OCP, the RDOS retain the "right" (or is it a duty?) to hire or engage the necessary environmental professional for the project, without any prior or subsequent involvement of the proponent himself. This could easily be done (as it is in some jurisdictions) by setting up of an "on-call" list of consultants, from which RDOS staff would do the selection and management of "service contracts" (as they were called on one jurisdiction where I worked). In this way, the RDOS (through staff) would keep control of that consultant, and would afterwards "backcharge" the developer for the work done by the environmental consultant. That would give us all a much higher level of "transparency".

10. I know that the details of such different model would need to be worked out, thrashed around and eventually approved by your Board, and that none of these details are shown in this "feedback". I am quite prepared to assist your staff in some of the details, so that future pitfalls may be avoided. Believe me, I am old enough to have been in working environments where different methods were used. The City of Surrey had an "Environmental Manager" in their Engineering Department until about 1997. I dealt with him on a number of environmental issues. But suddenly, his position was scratched.

Respectfully submitted for your kind attention.

Jacob A. de Raadt, P.Eng., MBA,

Comments by Jason de Krom  
2016-03-04

## Proposed "Parks and Recreation" Policies Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008

### 12.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes Crown land, land owned by the Regional District, land zoned for park purposes and land designated as park on a subdivision plan. Parkland also includes land or general areas that the Regional District may have an interest in for park in the future.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Osoyoos Lake Regional Park is operated and maintained by the Regional District.
- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publicly owned and maintained by the Regional District are designated Park, Recreation and Trails.
- **Provincial Recreation Areas:** swiws Provincial Park (formerly Haynes Point) is a provincially designated Recreation Area.

The Plan Area also provides diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities ranging from an evening stroll along the KVR to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area's trails to participate in a wide range of activities from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area includes only one small regional park, the need for additional community parks is moderated both by the area's small population and the extensive opportunities available on Crown land, area lakes, and in provincial protected areas. It is also a challenge to provide community park services to areas with small, dispersed populations.

Provincial legislation authorizes the provision of land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided. It is anticipated that acquisition of new land will be focused upon completion of the Kettle Valley Railroad (KVR) trail and improving Osoyoos Lake access, although the Regional District will consider acquiring new parkland as opportunities arise.

Comment [CJG1]: Updated Section dealing with park issues. Introduces a consistent layout to what is being proposed in the other Okanagan Electoral Area OCP Bylaws.

inconsistency for Area "A"

The KVR "actually" ended at Oliver.  
The railway extension to Osoyoos (1944) was part of CP Rail and not the KVR

This misinformation should be dispelled as the name KVR Trail is wrong

NOTE: THIS HAS BEEN PREPARED FOR CONSULTATION PURPOSES ONLY  
FINAL TEXT MAY BE DIFFERENT EXACTLY UPON RECEIVED FEEDBACK

Perhaps "KVR/CP Rail Trail"?

as far as Area "A" is concerned

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In 2012, the Regional District adopted a *Regional Trails Master Plan* that defines future direction, policies, priorities, standards and actions for the Regional District and its partners with respect to existing and potential future linear parks and trails and support of a regional trail network. The plan provides the basic framework to define and guide regional trail development and management through to 2021.

See Schedule 'C' (Road and Trail Network Plan) for a map of designated trails in the Plan Area.

#### 12.2 Objectives

- .1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.
- .2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.
- .3 Improve and maintain public access to park and recreation resources.
- .4 Promote the development of an integrated trail and park system.
- .5 Identify and work to acquire parks and recreation sites to meet the present and future needs of residents.

**Comment [CJ62]:** These are to be made consistent across Okanagan Electoral Areas reflecting the Regional District's approach to the provision of parkland for residents.

#### 12.3 Policies

The Regional Board:

- .1 Encourages that all new trail projects are designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.
- .2 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.
- .3 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.
- .4 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.
- .5 Encourages the Province to undertake a backcountry recreation planning process.
- .6 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.
- .7 Work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.
- .8 Work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof garbage and recycling receptacles, and signage where feasible and appropriate.
- .9 Support trail use guidelines that promote "leave no trace" trail use.

**Comment [CJ63]:** These are to be made consistent across Okanagan Electoral Areas reflecting the Regional District's approach to the provision of parkland for residents.

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NOTE: THIS HAS BEEN PREPARED FOR CONSULTATION PURPOSES ONLY  
FINAL TEXT MAY BE DIFFERENT BASED UPON RECEIVED FEEDBACK

- including... to the existing plan*
- Add:*  
*Support the development and public use of the picnic grounds at Reflection Point*
- .10 Supports the continued public use of Osoyoos Lake Park.
  - .11 Supports the designation of the abandoned irrigation canal right-of-way situated west of Osoyoos Lake as Park in order to protect options for future use (i.e. recreation and/or utility corridor).
  - .12 Will review this Official Community Plan for consistency with any National Park proposal approved by the Federal Government and which affects lands within the Plan Area.
- Comment [CJG4]:** Amended and carried forward from current OCP policies - Section 12.2.6
- Comment [CJG5]:** Amended and carried forward from current OCP policies - Section 12.2.7.
- Comment [CJG6]:** Amended and carried forward from current OCP policies - Section 12.3.2.20
- Comment [CJG7]:** There are to be made consistent across Okanagan Electoral Areas reflecting the Regional District's approach to the provision of parkland for residents.

**12.4 Parkland Dedication Policies:**

- .1 For the purposes of Section 941(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.
- .2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.
- .3 Will determine, in accordance with Section 941 of the *Local Government Act*, at the time of a subdivision to which Section 941 applies, whether the owner of land being subdivided must:
  - a) provide without compensation, park land in an amount equivalent to 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or
  - b) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.
- .4 Will consider, when determining a potential park land dedication under Section 941 of the *Local Government Act*, the following policies:
  - a) proximity to settlement areas, other parks & trails, and bodies of water;
  - b) distance from environmental hazard areas;
  - c) average slope should be 10% or less;
  - d) adequate accessibility:
    - i) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
    - ii) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
  - e) cultural or natural features of significance;
  - f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
  - g) potential for recreation (active park), conservation (passive park) or enhancement of public access.

*not for future residents*

*Parkland dedicated should be 100% outside SPEA boundaries*

*Parking lot should not be acceptable at Reflection Point and should*

*← the "parking lot" should be rejected on this basis.*

*This was not done for Reflection Point.*

NOTE: THIS HAS BEEN PREPARED FOR CONSULTATION PURPOSES ONLY. FINAL TEXT MAY BE DIFFERENT BASED UPON RECEIVED FEEDBACK.

*be returned to the Developer of Phase 1)*

*There should be a section on "accreted land"*

- 
- .5 Considers that park land proposals must provide a benefit for the community and those lands with no benefit to the community should not be accepted.
  - .6 Strongly prefers that land being considered for parkland be maintained in its natural state and should not be cleared. *except if invasive species -*  
Cleared and disturbed lands should only be accepted where the proposed parkland is to be used for recreational uses which require cleared lands, or can be reclaimed for park purposes.
  - .7 Encourages developers to dedicate greater than 5% park land in areas where parkland is desired. *usable*
  - .8 If cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, the preference is that the benefits accrue to those communities from which the funds are received.
  - .9 Where environmentally sensitive areas or Critical Habitat for species at risk have been identified, developers are encouraged to donate such lands to a conservation organisation or the Regional District in addition to the parkland or cash in-lieu required by the Act.

Consented by Jacob deRoos  
2016-03-04

## Proposed ESDP Area Guidelines Electoral Area "A" Official Community Plan Bylaws

### 16.3 Environmentally Sensitive Development Permit (ESDP) Area

#### .1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated under Section 919.1(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

#### .2 Area

The lands shown as ESDP Area on Schedule 'D' are designated as an "Environmentally Sensitive Development Permit Area".

#### .3 Justification

To regulate development activities within environmentally sensitive areas in order to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.

#### .4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. This Development Permit Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife habitat and plant communities. Sensitive ecosystems in the area include grasslands,

---

NOTE: THIS HAS BEEN PREPARED FOR CONSULTATION PURPOSES ONLY  
FINAL TEXT MAY BE DIFFERENT BASED UPON RECEIVED FEEDBACK

riparian areas, forest, wetlands, shallow soiled rock outcrops and ridges. Specifically, BC's pocket desert, Kruger Mountain, Osoyoos Lake, the oxbows and wetlands of Okanagan River, Richter Pass with the natural ridgeline views between Highway 3 and Osoyoos Lake. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

**.5 Development requiring a permit**

.1 A development permit is required, except where specified under Section 18.2.9 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

- a) subdivision;
- b) the construction of, addition to or alteration of a building or other structure; and
- c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

**.6 Guidelines**

.1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:

- a) An Environmental Assessment (EA), prepared in accordance with the Regional District's Terms of Reference for Professional Reports, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) or team that shall include a Registered Professional Biologist (RPBio) under contract to the development applicant, and shall include:

i) An Ecological Assessment Phase including:

- .1 background information;
- .2 an ecological assessment;
- .3 listing of rare and endangered species;
- .4 consideration of Riparian Areas Regulations (RAR);
- .5 stratification and rating of Environmentally Sensitive Areas (ESAs); and

*should be prepared by consultant "for RDOs" and not "for developer".*

No 8

.6 ecological assessment results.

ii) An Impact Assessment and Mitigation Phase including:

.1 description of proposed development;

.2 short and long term impacts;

.3 cumulative and residual impacts;

.4 avoidance of ESAs;

.5 mitigation and compensation;

.6 security requirements;

.7 monitoring reports;

.8 accountability; and

.9 monitoring plan.

b) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.

c) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.

d) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.

e) Despite sub-section 18.2.7(a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report prepared in respect of the construction, alteration, addition, repair, demolition and maintenance of a residential building or structure.

f) An REA prepared in accordance with the Regional District's Terms of Reference for Professional Reports, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) or team that includes a Registered Professional Biologist (RPBio) under contract to the development applicant, and shall include:

*the word "simple" is used in the Appendix - Report No. 50 on (page 30)*

*NO*



The "Guidbook" has now been

withdawn from  
the website.

see 2015 Annual Report by

Dubur  
Person

i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.

ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:

.1 There is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or

.2 Known EVR occurrence(s) have been identified and:

a) measures have been prescribed to avoid impacts; or

b) acceptable restoration/mitigation have been prescribed.

~~b) If a QEP cannot certify the absence of EVRs or that impacts have been avoided or acceptably mitigated through a REA, an EA as outlined under sub-section 18.2.7(a) will be required.~~

.2 The Regional District reserves the right to seek a third party review of a submitted assessment. If necessary, the third party reviewer will be a mutually acceptable QEP and the cost of the review shared equally among the applicant and the Regional District.

.3 If an area of land is subject to additional Development Permit Area designations under Section 919.1(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

## .7 Exemptions

A development permit is not required for development within land in the ESDP area for:

.1 the repair or maintenance of existing buildings and structures provided there is no additions or increases to the footprint of a building or structure occurs;

.2 an alteration or addition to an existing residential building or structure where the proposed footprint of the alteration or addition does not

I am not sure  
if the "Simple"  
EA's are still  
allowed -  
see footnote 70

on page 33 of  
Public Report No. 50

---

exceed 50.0 m<sup>2</sup>, and a completed Building Permit application has been accepted by the Regional District.

- .3 works conducted in accordance with the Provincial *FireSmart Manual*, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site native plants which meet the *FireSmart Manual* guidelines are encouraged to be maintained as part of the landscaping plan);
- .4 the construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use on a parcel in the ALR or on a parcel classified as "farm" under the *Assessment Act*;
- .5 any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR, provided farming practices are in accordance with Provincial and Federal policies and environmental guidelines;
- .6 community utility services where they meet provincial and federal regulations;
- .7 the repair of existing fences;
- .8 subdivisions that propose to:
  - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
  - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.
- .9 any type of development, provided that a QEP has submitted confirmation to the Regional District of the absence of sensitive ecosystems or federally or provincially listed species and their habitats on the property.



# Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A 5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen

FILE NO.: X2015.100-ZONE

FROM: Name:

Robert Nelson

(please print)

Street Address:

Tel/Email:

RE: Update of Environmentally Sensitive Development Permit (ESDP) Areas

My comments / concerns are:

- ☒ I do support the proposed changes.
- ☐ I do support the proposed changes, subject to the comments / conditions listed below.
- ☐ I do not support the proposed changes.

For more information visit: [www.rdos.bc.ca](http://www.rdos.bc.ca)

(Departments → Development Services → Planning → Projects → ESDP Area Update)

Written submissions received in relation to this process will be considered by the Regional District Board prior to 1<sup>st</sup> reading of any amendment bylaw and subsequently included in the public hearing binder.





Tel: 250-492-0237 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

FILE NO.: X2015.100-ZONE

ERIC NEWTON

(please print)

Street Address: \_\_\_\_\_

Tel/Email:

RE: Update of Environmentally Sensitive Development Permit (ESDP) Areas

My comments / concerns are:

- ☒ I do support the proposed changes.
- ☐ I do support the proposed changes, subject to the comments / conditions listed below.
- ☐ I do not support the proposed changes.

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# Feedback Form

Regional District of Okanagan Similkameen

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Tel: 250-492-0237 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen FILE NO.: X2015.100-ZONE

FROM: Name: Okanagan Similkameen Stewardship Society  
i(please print)

Street Address: \_\_\_\_\_

Tel/Email: \_\_\_\_\_

RE: Update of Environmentally Sensitive Development Permit (ESDP) Areas

My comments / concerns are:

- ☐ I do support the proposed changes.
- ☒ I do support the proposed changes, subject to the comments / conditions listed below.
- ☐ I do not support the proposed changes.

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Our concern with the proposed Official Community Plans is that as it is currently worded, there are barriers to conservation, enhancement and stewardship work being developed through the plans. By Ecological Assessment by a OEP and a Development Permit for habitat enhancement activities such as native plant re-vegetation and invasive species management, the proposed OCPs will hinder conservation and responsible land management. Annually, our charitable Society enhances approximately 100-200 acres of ecologically sensitive habitat in the RDOS under supervision of experienced biologists. With the proposed framework and additional process required for enhancement activities, we estimate that our positive impact to habitat for wildlife and species at risk would be reduced to approximately 25-50 acres due to increased time and direct expense related to Ecological Assessments and the Development Permit process.

Exemptions for habitat enhancement and restoration activities should be considered, such as:

Land alterations for the purpose of ecological restoration

Removal of non-native invasive vegetation or the planting of native vegetation

Time, capacity and cost are already currently barriers to conservation of important habitats on private lands and within our local communities. If the RDOS states that it wants to encourage restoration with native plants, we suggest that an exemption for DP requirements for such projects is considered.

Feedback Forms must be completed and returned to the Regional District no later than January 31, 2016  
In-person: 101 Martin Street, Penticton, BC, V2A-5J9 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

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# Feedback Form

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101 Martin Street, Penticton, BC, V2A 5J9  
Tel: 250-492-0237 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

JAN 27 2016

101 Martin Street  
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen

FILE NO.: X2015.100-ZONE

FROM: Name: Yefima Wittenman  
(please print)

Street Address: \_\_\_\_\_

Tel/Email: \_\_\_\_\_

RE: Update of Environmentally Sensitive Development Permit (ESDP) Areas

My comments / concerns are:

- ☐ I do support the proposed changes.
- ☒ I do support the proposed changes, subject to the comments / conditions listed below.
- ☐ I do not support the proposed changes.

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(Departments → Development Services → Planning → Projects → ESDP Area Update)

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16.1.1 Leave out "support efforts" should read:  
Protect source water quality and quality (sic) today  
for future generations

16.1.2 (3) If land is in an Environmentally Sensitive Development Permit Area, perhaps best management practices would be to leave it alone. I was not comforted by the displays showing patches of protected land — it is a bandaid approach to a gaping wound.

16.1.2 Recognizes that water treatment & recovery planning do not provide the significant ecosystem benefits that natural riparian areas provide. Under those circumstances why would we allow development of any kind in those areas. And why encourage high quality lakeshore development — — — etc.

16.3.2 I think environmentally sensitive land should remain untouched — not patch work protection. I expect private ownership is a bar to this.  
Over please

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Environmental degradation is everywhere. Houses are being built further & further up in the hills of Penitencia. So we're pumping water there at great expense as watershed becomes compromised.

I think beach accesses are important and I was happy to see them properly marked in Naramata. I think it's use of designated areas rather than areas which still afford natural to the lake. Not sure what you mean limiting the number of accesses.

I am happy to see this document know there is acknowledgment things that degrade the environment. I have just "cherry picked" a few to comment on.

Generally, I would say "des" we owe it to those that will come us. Formalized parks & recreation nice but things created by us are priceless.

Thanks





**Regional District of Okanagan Similkameen**  
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Tel: 250-492-0237 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen FILE NO.: X2015.100-ZONE

FROM: Name: Hugh McCalland  
(please print)

Street Address: \_\_\_\_\_

Tel/Email: \_\_\_\_\_

RE: **Update of Environmentally Sensitive Development Permit (ESDP) Areas**

My comments / concerns are:

- ☒ I do support the proposed changes.
- ☐ I do support the proposed changes, subject to the comments / conditions listed below.
- ☐ I do not support the proposed changes.

For more information visit: [www.rdos.bc.ca](http://www.rdos.bc.ca)  
(Departments → Development Services → Planning → Projects → ESDP Area Update)

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# Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A 5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen

FILE NO.: X2015.100-ZONE

FROM: Name:

DENIS POTTER

(please print)

Street Address: \_\_\_\_\_

Tel/Email: \_\_\_\_\_

RE: Update of Environmentally Sensitive Development Permit (ESDP) Areas

My comments / concerns are:

☒

I do support the proposed changes.

☐

I do support the proposed changes, subject to the comments / conditions listed below.

☐

I do not support the proposed changes.

For more information visit: [www.rdos.bc.ca](http://www.rdos.bc.ca)

(Departments → Development Services → Planning → Projects → ESDP Area Update)

Written submissions received in relation to this process will be considered by the Regional District Board prior to 1<sup>st</sup> reading of any amendment bylaw and subsequently included in the public hearing binder.

*environmental*  
I WOULD SUGGEST THAT THE QUALIFIED PROFESSIONAL PROFESSIONALS SHOULD BE CHOSEN AND ASSIGNED BY RDOS STAFF. THERE COULD BE A PERCEPTION THAT A QEP HIRED BY A PROPERTY OWNER MIGHT TEND TO SLANT HIS FINDINGS IN FAVOUR OF THE OWNER

RECEIVED  
Regional District

11/1/2015

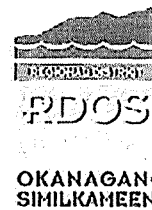
101 Martin Street  
Penticton BC V2A 5J9

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In-person: 101 Martin Street, Penticton, BC, V2A-5J9 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

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## QEP Workshop Feedback Form

### RDOS Environmentally Sensitive Development Permit Area Update



March 15, 2016

1) How would you rate this workshop?

Poor

Average

(Good)

Very Good

Excellent

2) Did the workshop meet your expectations?

Yes / No - Thought we would cover the  
Terms of Ref in greater detail.

3) What did you find was most useful and why?

Healing insights of other QEPs.

4) If RDOS was to hold another workshop on this topic would you  
recommend it to your colleagues and peers?

Yes.

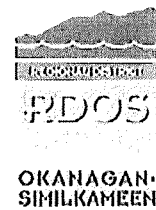
5) Do you have suggestions for future workshops (topics, areas of needed  
learning or attention?)

RDOS is looking for comments and feedback from QEP's on the new ESDPA  
provisions (e.g. Rapid Environmental Assessment, Terms of Reference for  
Professional Reports, ESDPA Mapping etc.)

Please provide any additional feedback here, and on the back page.

## QEP Workshop Feedback Form

### RDOS Environmentally Sensitive Development Permit Area Update



March 15, 2016

1) How would you rate this workshop?

Poor

Average

Good

(Very Good)

Excellent

2) Did the workshop meet your expectations?

*Yes*

3) What did you find was most useful and why?

*Discussion following*

4) If RDOS was to hold another workshop on this topic would you recommend it to your colleagues and peers?

*Yes*

5) Do you have suggestions for future workshops (topics, areas of needed learning or attention?)

*New mapping*

RDOS is looking for comments and feedback from QEP's on the new ESDPA provisions (e.g. Rapid Environmental Assessment, Terms of Reference for Professional Reports, ESDPA Mapping etc.)

Please provide any additional feedback here, and on the back page.

*will submit my feedback*



OKANAGAN-  
SIMILKAMEEN

# Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A 5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen FILE NO.: X2015.100-ZONE

FROM: Name: Coral & Alex Brown  
(please print)

Street Address: \_\_\_\_\_

Tel/Email: \_\_\_\_\_

RE: Update of Environmentally Sensitive Development Permit (ESDP) Areas

My comments / concerns are:

- ☐ I do support the proposed changes.
- ☒ I do support the proposed changes, subject to the comments and conditions listed below.
- ☐ I do not support the proposed changes.

For more information visit: [www.rdos.bc.ca](http://www.rdos.bc.ca)

(Departments → Development Services → Planning → Projects → ESDP Area Update)

Written submissions received in relation to this process will be considered by the Regional District Board prior to 1<sup>st</sup> reading of any amendment bylaw and subsequently included in the public hearing binder.

An ESDP is essential but the mapping must be more complete. To make sense of the ESDP map for lay persons and planners the Sensitive Ecosystem (SE) inventory mapping should be included. It is now found on Eco Co's Ministry of Environment website.

An ESDP can be as you have chosen - not including ~~water~~ crown lands and ALR, but the map of the SE and water courses must be shown in the ALR & Crownland as it affects the sensitivity of the land at a lower elevation.

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Regional District

DEC 3 12PM

101 Martin Street  
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District no later than January 31, 2016  
In-person: 101 Martin Street, Penticton, BC, V2A-5J9 / Fax: 250-492-0063 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

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