# Bald Range Wildfire Updates

# Bald Range Wildfire Updates

**List of Topics**

1. Proposed Official Community Plan & Zoning Bylaw Amendments (i.e., the Bald Range Wildfire Updates project)
2. RDOS Approved Temporary Relief Measures & Available Resources and Supports
3. Faulder Water System Update

# TOPIC 1

# Proposed Official Community Plan & Zoning Bylaw Amendments

# Bald Range Wildfire Updates

## Project Status

- Initiated by the RDOS Electoral Area Services Committee on September 24th & October 8th;
- Agency Referrals (e.g., ALC, School Districts, First Nations, etc.) sent on October 22nd;
- Public Information Meeting on November 4th;
- RDOS Board consideration (i.e. 1st/2nd readings) on November 19th (TBC);
- Public Hearing (dependent on 1st/2nd readings being approved).

# Bald Range Wildfire Updates

## Bald Range Wildfire

- On August 7, 2026, a wildfire sparked approximately 15 kilometres west of the District of Summerland and near the unincorporated community of Faulder in Electoral Area “F”.
- Approximately 110 structures would be either damaged or destroyed as a result of the fire.

# Bald Range Wildfire Updates

## Bald Range Wildfire

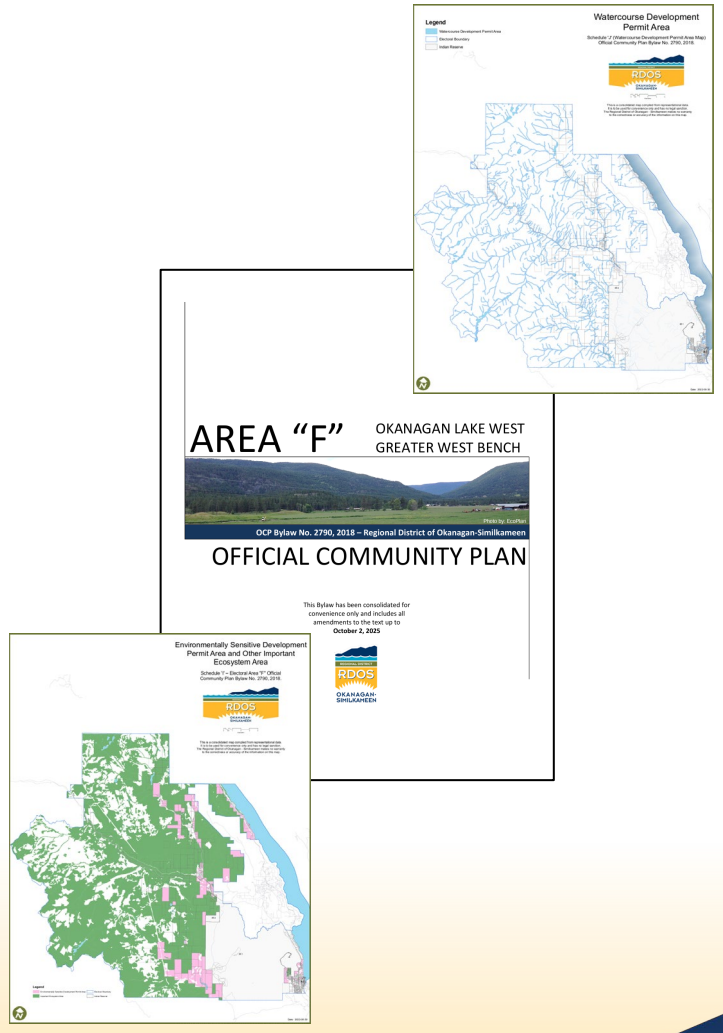
- The size of the fire was mapped at approximately 25,000 ha and significantly impacted the communities of Summerland, Faulder and Meadow Valley.



# Bald Range Wildfire Updates

## Development Permit Area Designations

- The affected lands within Electoral Area “F” comprise of lands designated as Environmentally Sensitive Development Permit (ESDP) and Watercourse Development Permit (WDP) Areas under the Electoral Area “F” Official Community Plan Bylaw No. 2790, 2018.



# Official Community Plan Bylaw

## Environmentally Sensitive Development Permit (ESDP) Area

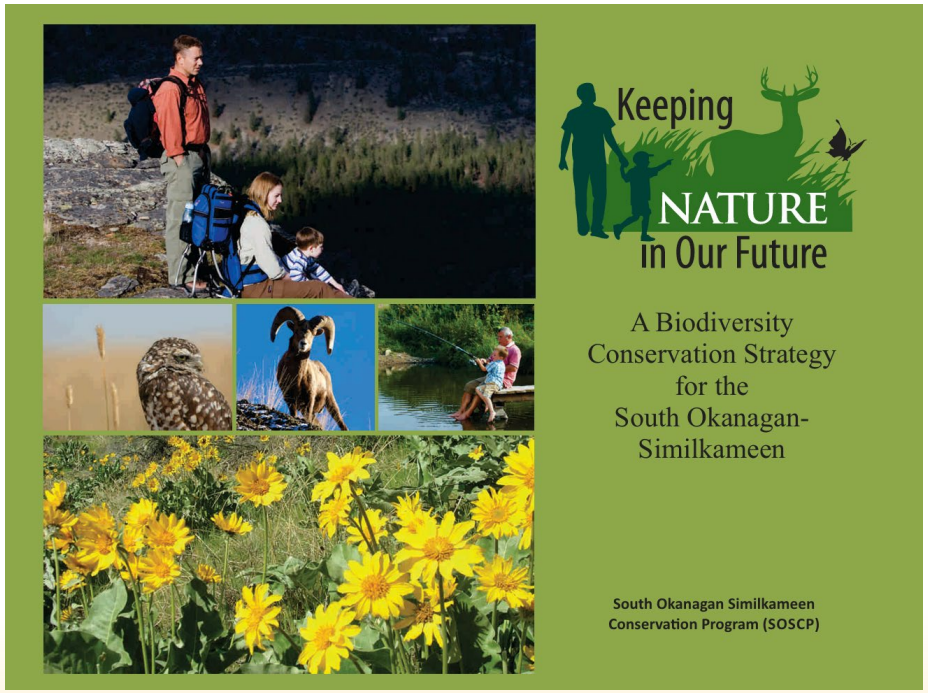
## Background & Overview of Current Requirements



# Bald Range Wildfire Updates

## Environmentally Sensitive Development Permit (ESDP) Area

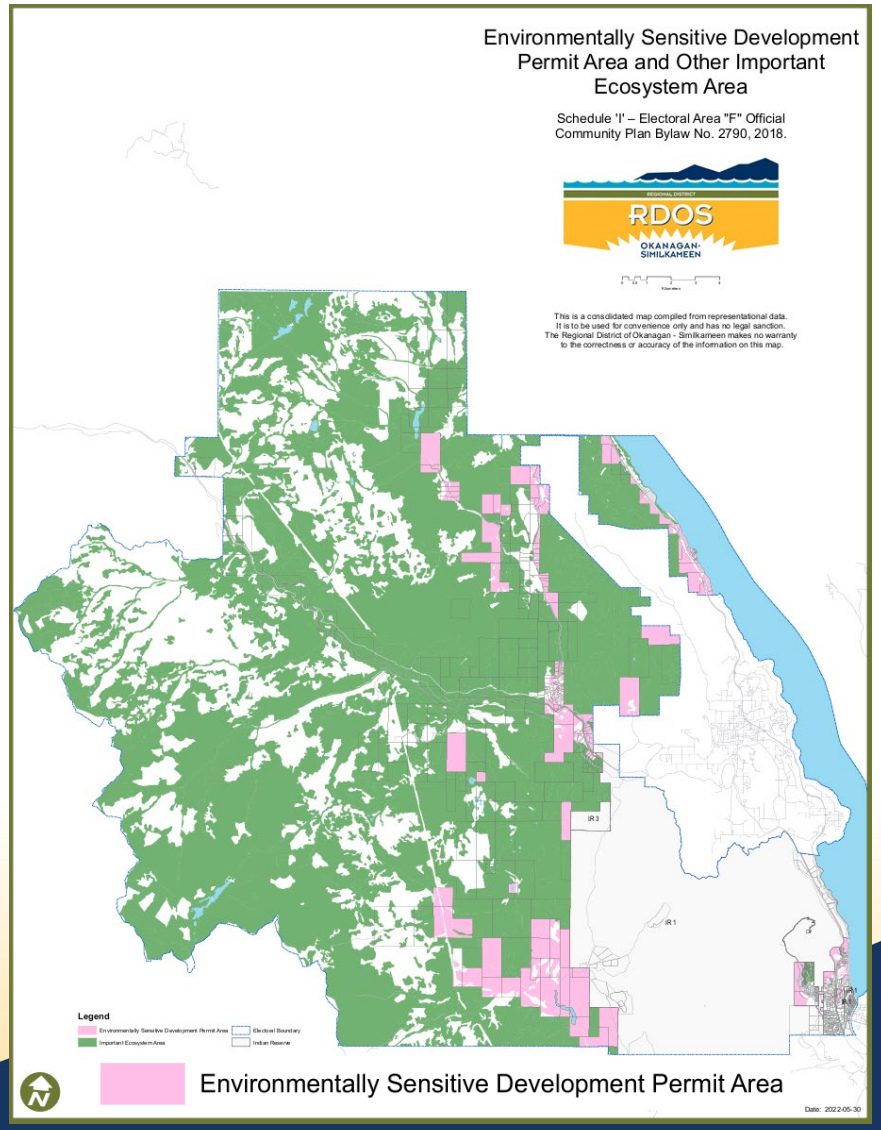
- ESDP Map is generally based on mapping prepared in support of "Keeping Nature in Our Future" (Biodiversity Conservation Strategy).
- First introduced to Electoral Area "F" in 2017 as part of implementing "Keeping Nature in Our Future" (e.g. ESDP Update Project).



# Bald Range Wildfire Updates

## ESDP Area Requirements

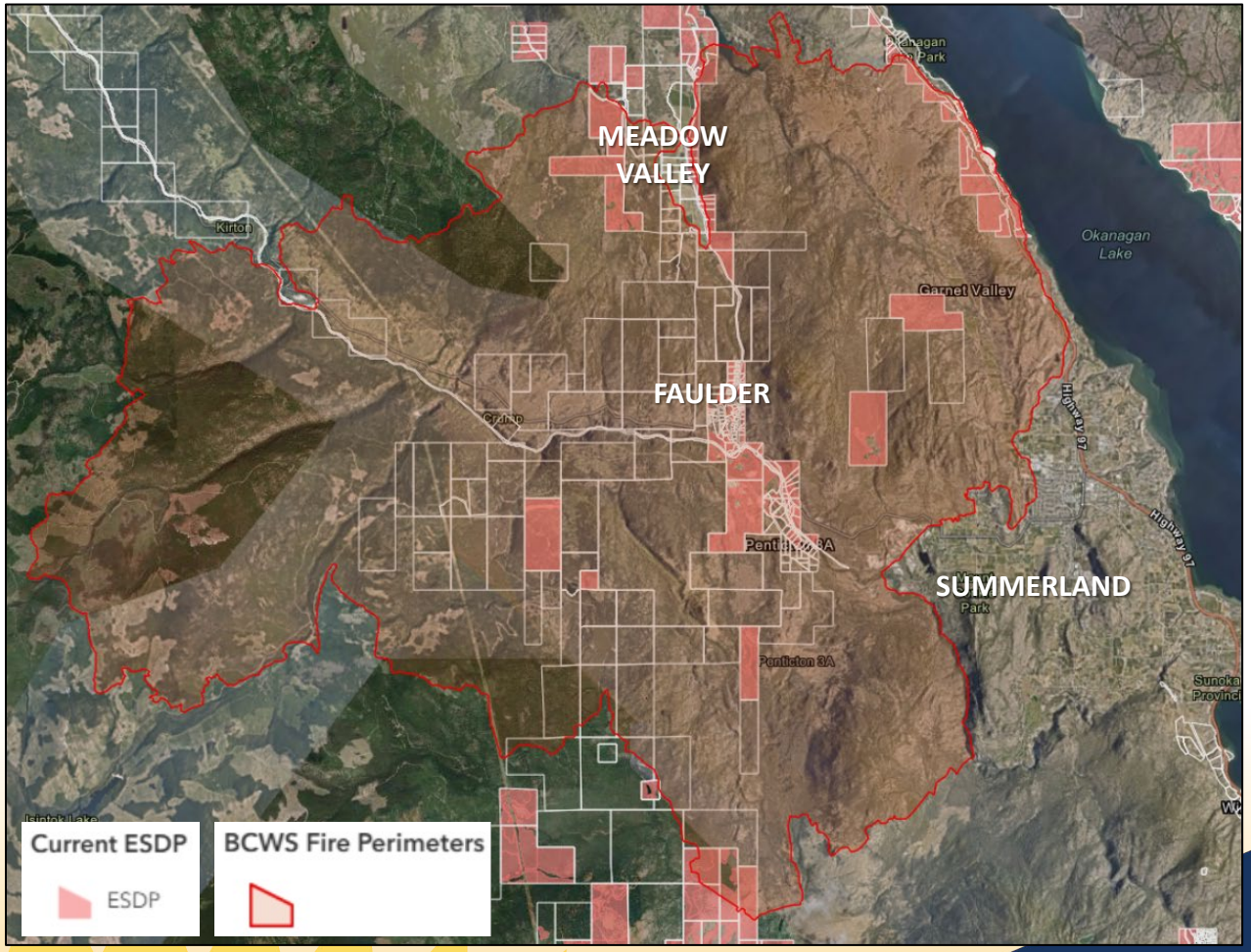
- For lands within an ESDP Area (i.e., “pink layer”) delineated under an OCP Bylaw, an ESDP is required for:
  - alteration of the land (inc. grading, removal of vegetation, deposit or moving of soil, paving, etc.);
  - the construction of, addition to or alteration of a building or other structure;
  - subdivision.



# Bald Range Wildfire Updates

## ESDP Area – Bald Range Wildfire

- The burn area affected approx. 124 parcels designated as ESDP Area under the Electoral Area “F” OCP Bylaw.
- The land affected and designated as ESDP represents approx. 1,170 ha.



# Official Community Plan Bylaw

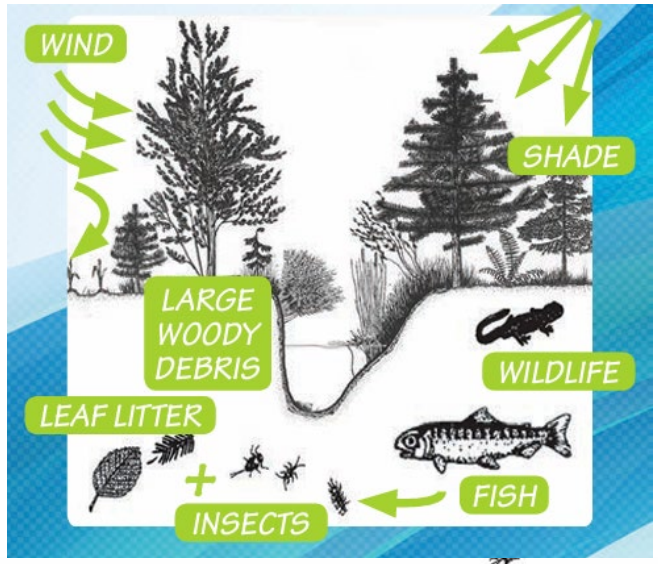
## Watercourse Development Permit (WDP) Area

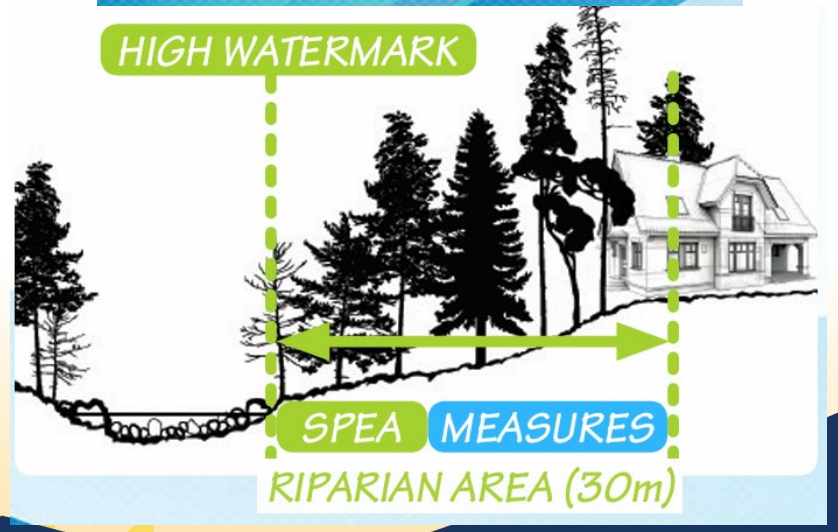
## Background & Overview of Current Requirements

# Bald Range Wildfire Updates

## Watercourse Development Permit (WDP) Area

- WDP Map is based on mapping provided by the province as part of the introduction of the *Riparian Area Regulation* (2004).
- Under the *Riparian Areas Protection Regulation* (2019), the Regional District a "named" local government and is required to implement riparian protections.



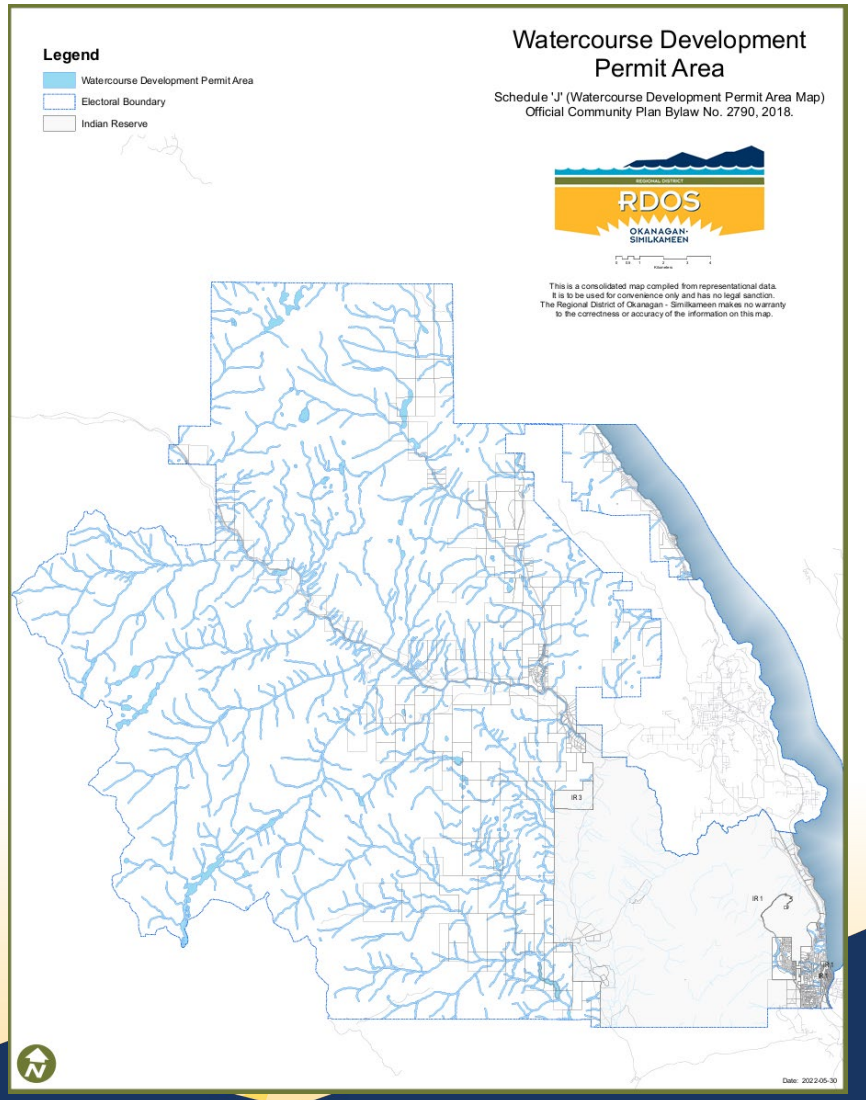




Riparian Areas Regulation Brochure, former Ministry of FLNRO (2016)

# Bald Range Wildfire Updates

## WDP Area Requirements

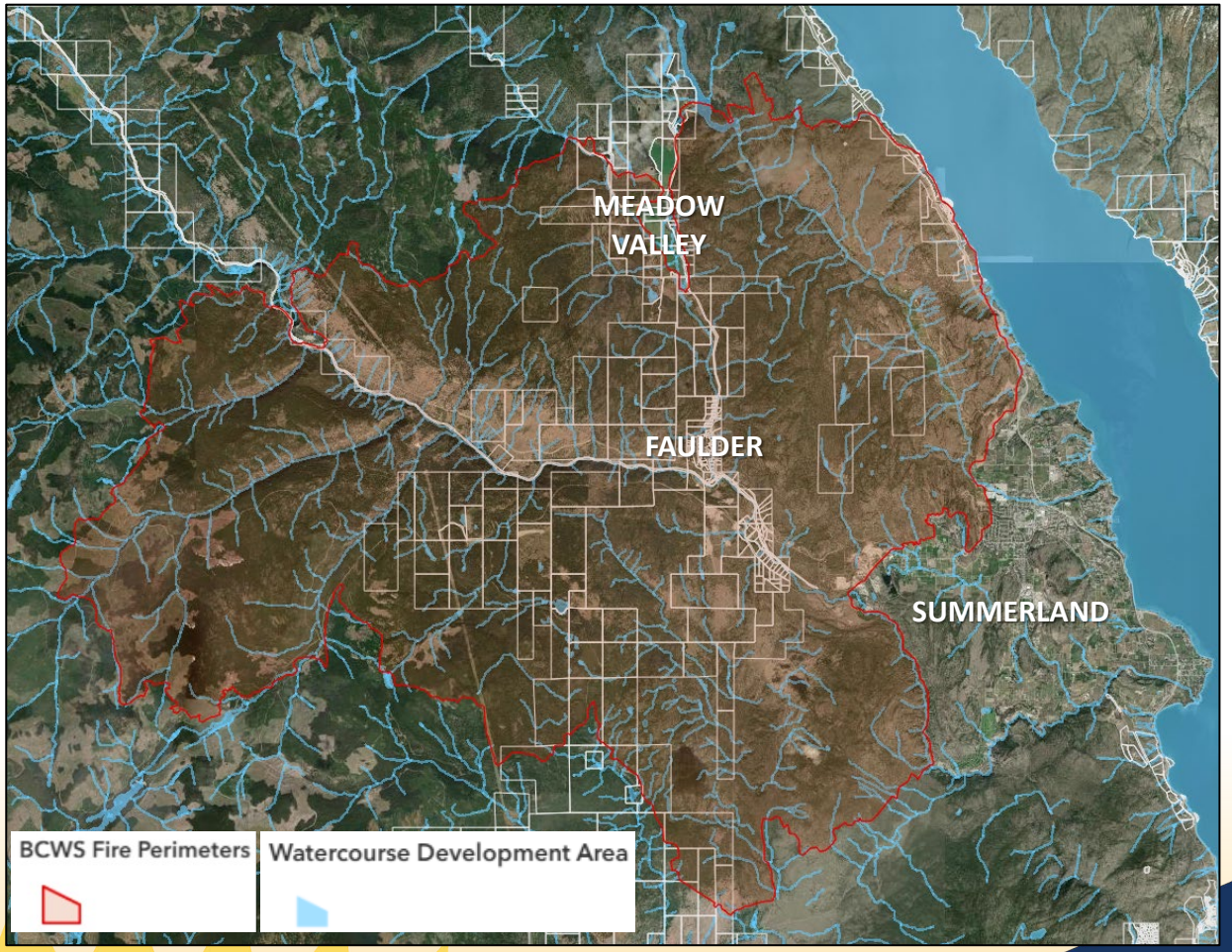
- For lands within a WDP Area delineated under an OCP Bylaw, or those lands within 30.0 of a stream, a WDP is required for:
  - alteration of the land (inc. grading, removal of vegetation, deposit or moving of soil, paving, etc.);
  - the construction of, addition to or alteration of a building or other structure;
  - subdivision.



# Bald Range Wildfire Updates

## WDP Area – Bald Range Wildfire

- The burn area affected approx. 221 parcels designated as WDP Areas under the Electoral Area “F” OCP Bylaw.
- The land affected and designated as WDP represents approx. 940 ha.



# Bald Range Wildfire Updates

## Challenges

- Where land alteration or development is proposed within an ESDP or WDP Area, an ESDP and/or WDP is required to be issued prior to land alteration occurring or a building permit being issued for development.
- Site remediation and reconstruction of damaged/destroyed structures trigger ESDP/WDP requirements, which both incur monetary costs (i.e., to hire a QEP) and time costs (i.e., can delay recovery efforts).

# Zoning Bylaw

## Accessory Buildings & Structures

## Background & Overview of Current Requirements

# Bald Range Wildfire Updates

## Okanagan Valley Zoning Bylaw No. 2800, 2022

- **“accessory building or structure”:** a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the principal building





# Bald Range Wildfire Updates

## Okanagan Valley Zoning Bylaw No. 2800, 2022

- **“metal storage container”:** a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar.
- Can be used as accessory buildings or structures under specified criteria (i.e., maximum number and siting requirements based on zone, or temporary in nature).
- Long-term use is subject to a principal building being in existence or a principal use taking place.



# Bald Range Wildfire Updates

## Okanagan Valley Zoning Bylaw No. 2800, 2022

- For vacant parcels, one (1) metal storage container is permitted for temporary storage under the following circumstances:

1. During construction, provided that a valid building permit has been issued authorizing construction of a building or structure – must be removed upon completion of construction.
2. Up to 30 days for loading/unloading goods related to a relocation of a residential or commercial use.

# Bald Range Wildfire Updates

**Okanagan Valley Zoning Bylaw No. 2800, 2022**

- Accessory buildings and structures are prohibited on vacant parcels in order to protect the intent of a Zone by ensuring a principal use is established.
- The regulation is used to ensure un-permitted uses are not established (e.g., storage or manufacturing).
- Is a common regulation and is found in every member municipality zoning bylaw.

# Bald Range Wildfire Updates

**Challenges**

- Regulation can present challenges in an area affected by a wildfire.
- Existing accessory buildings may not provide sufficient storage.
- Allowance for the placement of a metal storage container with a valid building permit (BP) may also not provide sufficient storage.

# Proposed Bylaw Amendments

Official Community Plan Amendment Bylaw No. 3169 &

Okanagan Valley Zoning Amendment Bylaw No. 2800.69

# Bald Range Wildfire Updates

## Previous Board Consideration

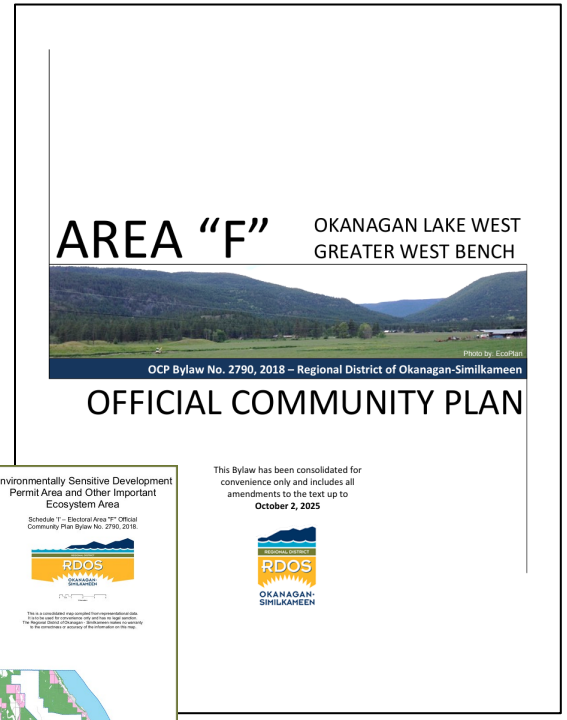
| | |
|---|---|
| **SEPT 3** | Regional District Board approved temporary regulatory and financial relief measures (i.e., RV occupancy for up to five years, subject to conditions, and reduced permit fees). |
| **SEPT 24** | Electoral Area Services Committee (EASC) initiated amendments to the Electoral Area "F" OCP Bylaw to remove the ESDP Area designation from parcels within the area of the Bald Range Wildfire. |
| **OCT 8** | EASC initiated amendments to:<br>• OCP Bylaws for Electoral Areas A, C, D, E, F, H and I to exempt site remediation activities within WDP Areas where a primary/accessory structure or vegetation were damaged or destroyed by wildfire, and<br>• Okanagan Valley Zoning Bylaw No. 2800, 2022, to allow for a limited form of accessory structure to be constructed on parcels affected by the Bald Range Wildfire. |

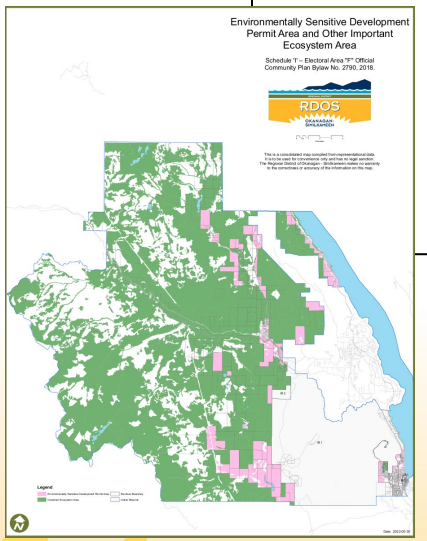
# Bald Range Wildfire Updates

## Proposed Amendments

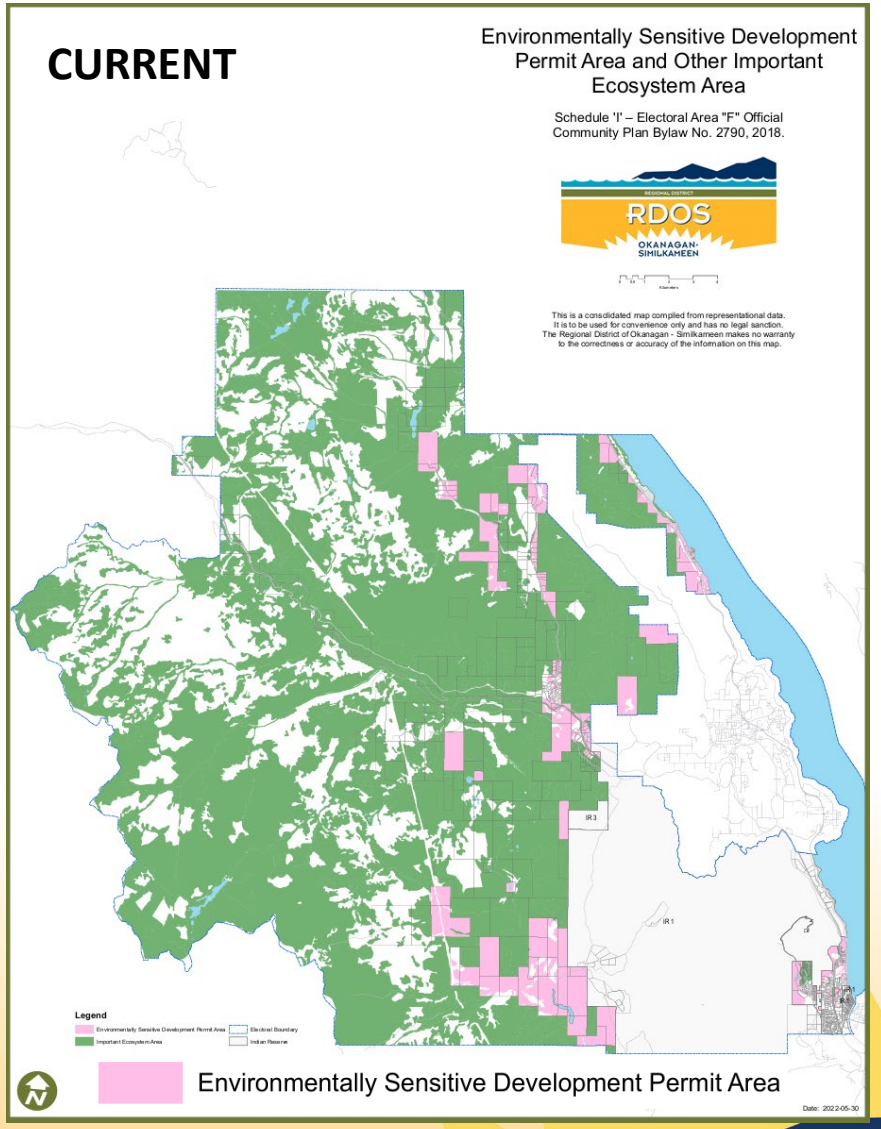
*OCP Amendment Bylaw No. 3169*

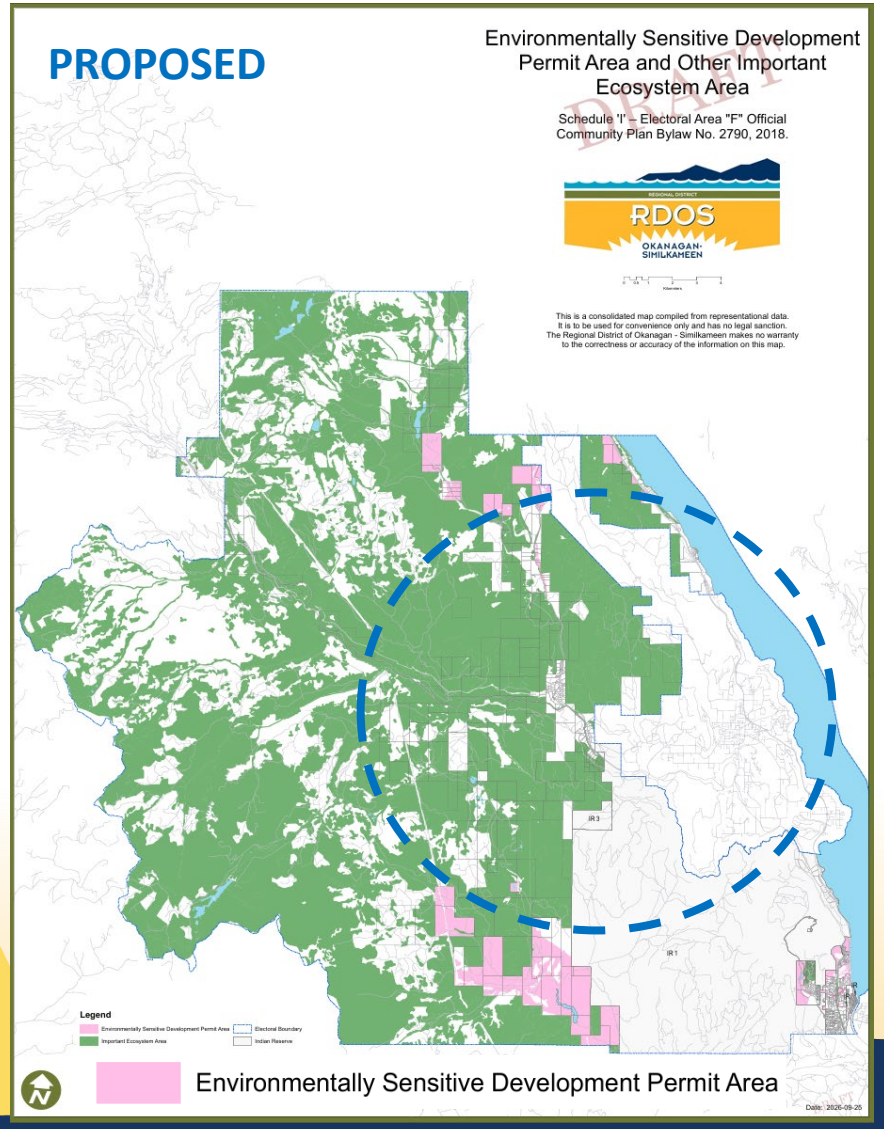
- Proposes to amend Schedule ‘I’ (ESDP Areas Map) of the Electoral Area “F” OCP Bylaw by removing the ESDP Area designation from all parcels within the area of the Bald Range Wildfire.



# Bald Range Wildfire Updates



# Bald Range Wildfire Updates

## OCP Amendment Bylaw No. 3169

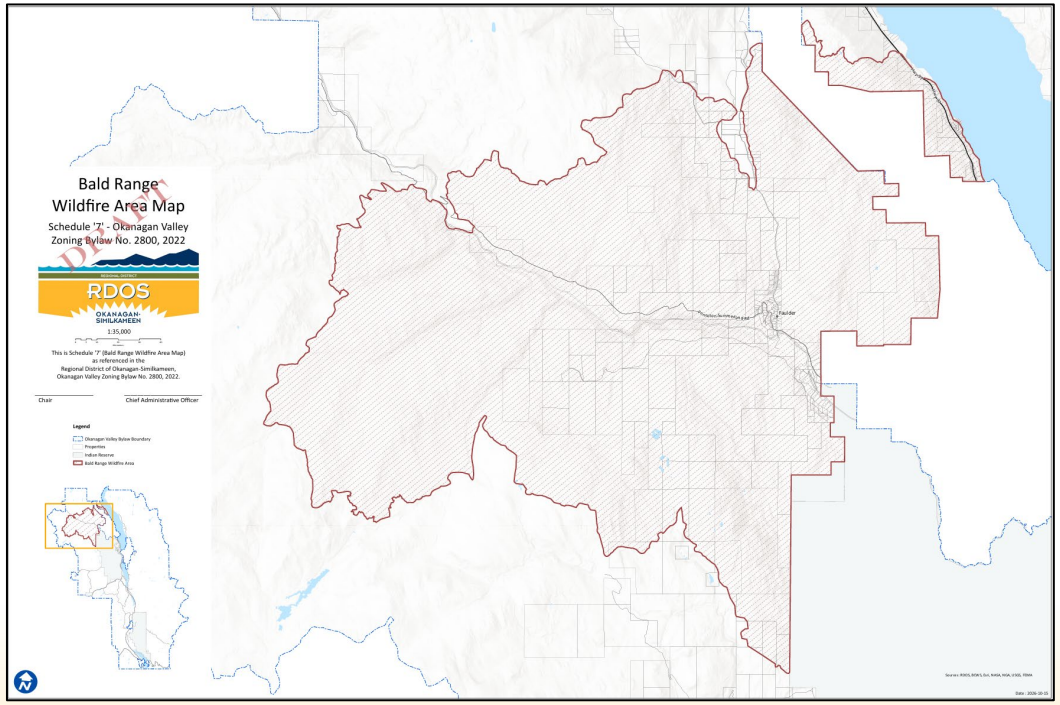
- Proposes to amend the OCP bylaws for Electoral Areas A, C, D, E, F, H and I* to add a new WDP exemption for the following, where carried out within 24 months of a declared wildfire event on a parcel where primary or accessory structures, or vegetation, were damaged or destroyed by the wildfire:
  - the removal, containment, and disposal of burnt building materials, ash, and hazardous waste resulting from the wildfire;
  - the removal of burnt, unstable, or hazard trees certified by a person who hold a Wildlife Danger Tree Assessor Certificate as presenting an imminent risk to human safety, remaining structures, or public infrastructure;
  - the placement of temporary surface erosion control measures to prevent sediment run-off into the watercourse.

# Bald Range Wildfire Updates

## Implications

| | Current | Proposed |
|---|---|---|
| **ESDP Requirements** | Within the ESDP Area, an ESDP is required prior to:<br>• Land alteration;<br>• The issuance of a building permit for the construction of a building/structure. | For Electoral Area "F", an ESDP is not required within the Bald Range Wildfire Area. |
| **WDP Requirements** | Within the WDP Area, a WDP is required prior to:<br>• Land alteration;<br>• The issuance of a building permit for the construction of a building/structure. | For Electoral Areas "A", "C", "D", "E", "F", "H" and "I", a WDP is not required for site remediation works (i.e., specific forms of land alteration) for a period of 24 months following a declared wildfire event where primary or accessory structures, or vegetation, were damaged or destroyed by the wildfire. |

# Bald Range Wildfire Updates




## Zoning Amendment Bylaw No. 2800.69

- Proposes to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022 by:
  - introducing a new “Schedule ‘7’- Bald Range Wildfire Area Map” to delineate the wildfire area.

# Bald Range Wildfire Updates

## Zoning Amendment Bylaw No. 2800.69

- Proposes to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022 by:
  - introducing a new provision under Section 7.1.5 (Accessory Buildings and Structures) to permit, within the delineated Bald Range Wildfire Area, one (1) accessory building/structure up to 100 sq m in floor area, where:
    - a lawfully established principal building on the parcel was destroyed by wildfire before Sept 1, 2026; and,
    - the accessory building/structure is authorized by a valid building permit issued before Sept 1, 2028

# Bald Range Wildfire Updates

## Implications

| | Current | Proposed |
|---|---|---|
| **Accessory Buildings and Structures** | Accessory buildings/structures are prohibited on a parcel unless:<br>• a principal building has already been erected on the same lot;<br>• a principal building will be erected simultaneously with the accessory building or structure on the same lot; or<br>• the accessory building or structure does not exceed 10.0 $m^2$ in area, one storey in building height, and is limited to one (1) per parcel. | For those properties within the Bald Range Wildfire Area which have had a lawfully established principal building (e.g., single detached dwelling) destroyed by the wildfire, one accessory building/structure*, of a floor area not exceeding 100 sq m, may be constructed:<br>• prior to a principal building being re-constructed; and,<br>• without simultaneously constructing a principal building.<br><br>*Includes metal storage containers |

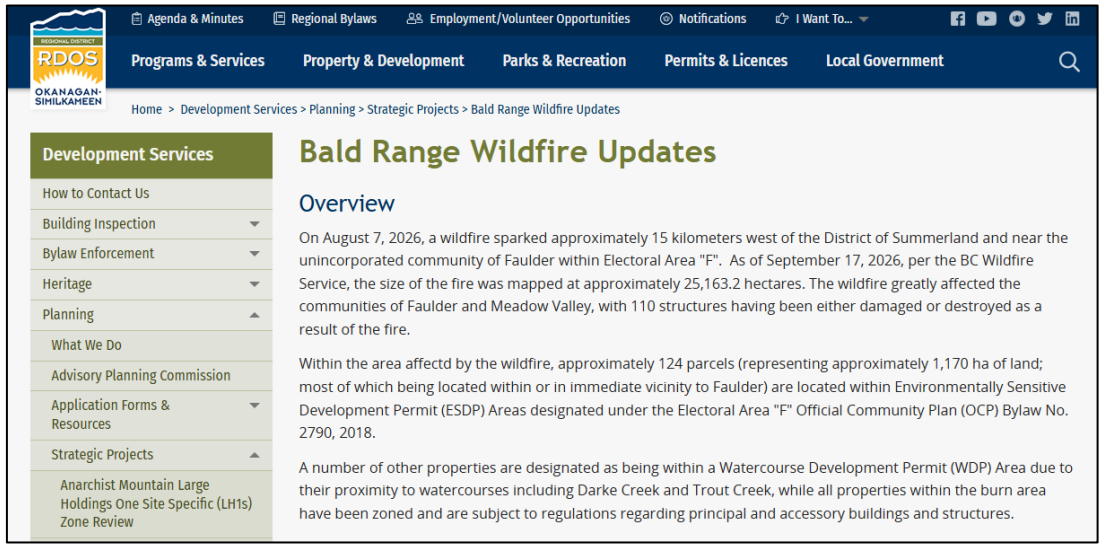
# Bald Range Wildfire Updates

**Next Steps**

- Public Information Meeting on November 4th;
- RDOS Board consideration (1st/2nd readings) on November 19th (TBC);
- Public Hearing (dependent on 1st/2nd readings being approved);
- RDOS Board consideration (3rd reading);
- RDOS Board consideration (adoption);

# Bald Range Wildfire Updates

**For more information with respect to the proposed OCP and zoning amendments, visit the Bald Range Wildfire Updates project webpage at https://www.rdos.bc.ca/ (Property & Development → Planning, Zoning and Subdivision → Strategic Projects → Bald Range Wildfire Updates.**




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**For questions regarding the proposed amendments, or to submit written comments, please contact Shannon Duong at planning@rdos.bc.ca or (250)490-4384**

# TOPIC 2

# Temporary Relief Measures & Available Resources and Supports

# Temporary Relief Measures & Resources and Supports

## Previous Board Consideration

| | |
|---|---|
| **SEPT 3** | Regional District Board approved temporary regulatory and financial relief measures (i.e., RV occupancy for up to five years, subject to conditions, and reduced permit fees). |
| **SEPT 24** | Electoral Area Services Committee (EASC) initiated amendments to the Electoral Area "F" OCP Bylaw to remove the ESDP Area designation from parcels within the area of the Bald Range Wildfire. |
| **OCT 8** | EASC initiated amendments to:<br>• OCP Bylaws for Electoral Areas A, C, D, E, F, H and I to exempt site remediation activities within WDP Areas where a primary/accessory structure or vegetation were damaged or destroyed by wildfire, and<br>• Okanagan Valley Zoning Bylaw No. 2800, 2022, to allow for a limited form of accessory structure to be constructed on parcels affected by the Bald Range Wildfire. |

# Temporary Relief Measures & Resources and Supports

## Temporary RV Accommodation

- Bylaw enforcement temporarily suspended for the placement and occupancy of up to two recreational vehicles on eligible fire-affected properties for a period of up to 5 years (i.e., to September 3, 2031) where the following conditions are met:
  - Principal dwelling lost as a result of the Bald Range Wildfire
  - RVs must be certified to the CSA Z240 RV Series or equivalent
- The suspension is no longer valid once full occupancy has been achieved for a new dwelling on the property.

# Temporary Relief Measures & Resources and Supports

## Temporary RV Accommodation

- The suspension does not exempt construction, additions, decks, accessory structures, foundations, utility installations, renovations, rebuilding activities or any other work that is regulated by the BC Building Code, RDOS Building Bylaw, or other applicable legislation.
  - Building permits remain a requirement for the construction of dwellings and all other regulated construction activities.
- The suspension does not authorize/exempt sewage disposal works, servicing or approvals that fall under Interior Health.
- RDOS retains authority to address bylaw enforcement and other local government health and safety concerns where necessary.

# Temporary Relief Measures & Resources and Supports

## Reduced Building & Demolition Permit Fees

- Building permit and demolition permit fees are reduced by 50% for properties impacted by the Bald Range Wildfire for a period of up to 5 years.



# Temporary Relief Measures & Resources and Supports

## Available Resources & Supports

*Samaritan's Purse Canada*

- Offering free, one-on-one recovery support.
- Trained Recovery Specialists can assist with:
  - Finding temporary housing
  - Understanding the rebuilding process
  - Navigating insurance claims and paperwork
  - Accessing financial assistance programs
  - Completing applications and forms
  - Connecting with available services and resources
  - Creating a personalized recovery plan

**Contact Samaritan's Purse Canada by email at recovery@samaritan.ca or by phoning one of their Recovery Specialists below:**
**Kelly Dixon: 403-614-8848 | Kandy White: 236-622-2000**

# Temporary Relief Measures & Resources and Supports

## Available Resources & Supports

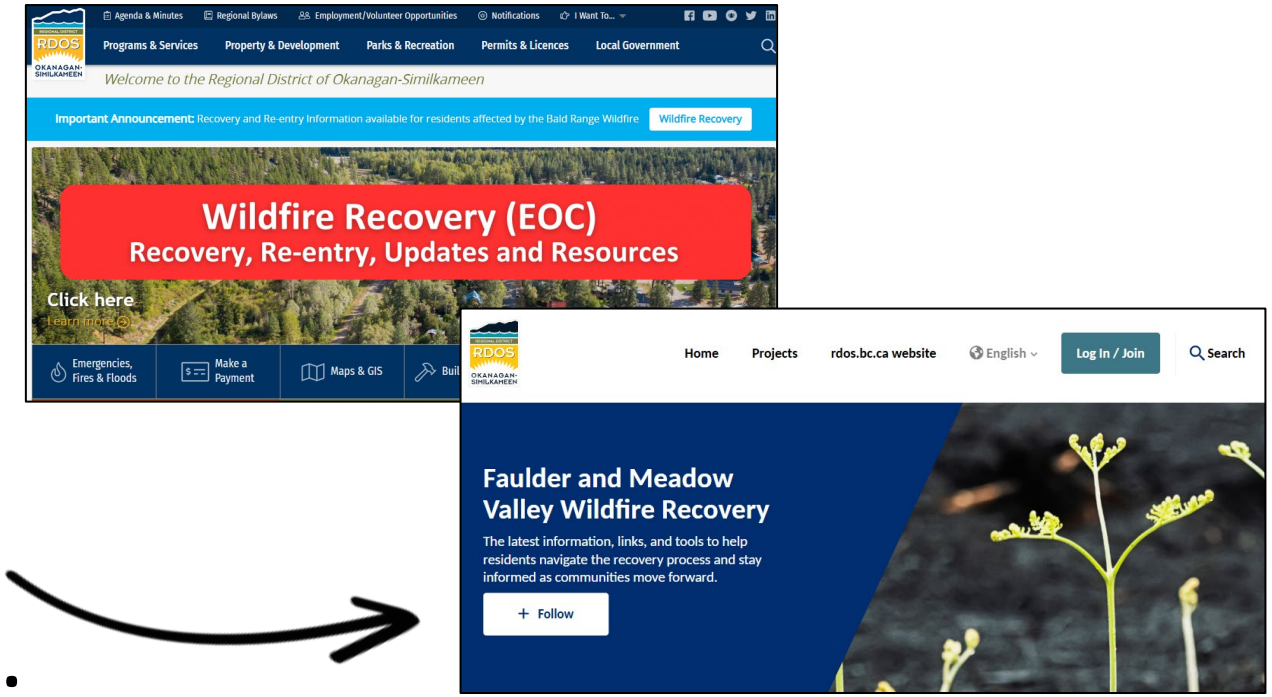
*RDOS & District of Summerland*

- The RDOS & the District of Summerland are working together to plan continued debris cleanup support for properties impacted by the wildfire and are seeking information from property owners to create a disaster debris management plan and explore cleanup assistance programs with funding partners.

**If your property has wildfire debris, please contact us at debrismanager@summerland.ca or call 236-915-2002**

# Temporary Relief Measures & Resources and Supports

**For more information about recovery and re-entry, please visit the RDOS website at https://www.rdos.bc.ca/ and click the Wildfire Recovery link on the landing page. Click the "Follow" button to receive recovery updates.**




**For questions regarding the temporary bylaw enforcement suspension or building permitting requirements, please contact:**

Bylaw Enforcement: bylaw@rdos.bc.ca or 250-490-4113

Building: building@rdos.bc.ca or 250-490-4100

# TOPIC 3

# Faulder Water System Update

# Faulder Water System Updates

## Faulder Water System Updates

- Current Work: **DO NOT CONSUME ORDER REMAINS IN EFFECT**
- RDOS is awaiting the remaining laboratory results required by Interior Health to confirm that the system has been disinfected.
- The uranium-treatment media will be replaced before the treatment system can be restarted.
- The order will remain in place until the required work is complete and Interior Health confirms that the water is safe for consumption.



Residents must continue using an alternative source for drinking, food preparation, brushing teeth and pet water.

**If you have any questions, please contact RDOS Utilities at 250-490-4135**

# Questions?

## Contact Information

| Topic | Contact Information |
|---|---|
| **Proposed OCP & Zoning Amendments** | **RDOS Planning Services**<br>planning@rdos.bc.ca \| (250)490-4384 |
| **Temporary Bylaw Enforcement Suspension** | **RDOS Bylaw Enforcement**<br>bylaw@rdos.bc.ca \| (250)490-4113 |
| **Building Permit Requirements** | **RDOS Building Inspection**<br>building@rdos.bc.ca \| (250)490-4100 |
| **Recovery Supports & Resources** | **Samaritan's Purse Canada**<br>recovery@samaritan.ca \| (403)614-8848 \| (236)622-2000 |
| **Debris Management** | **District of Summerland Debris Manager**<br>debrismanager@summerland.ca \| (236)915-2002 |
| **Faulder Water System** | **RDOS Utilities**<br>(250)490-4135 |

# Stay Updated

## Where to Find More Information

- Recovery Updates: https://rdosregionalconnections.ca/faulder-and-meadow-valley-recovery
- Proposed Bylaw Amendments: https://www.rdos.bc.ca/development-services/planning/strategic-projects/bald-range-wildfire-updates/

