Electoral Area "E" OCP Worksheet

Environment and Agriculture Deep Dive

Meeting Wednesday, April 6, 6:30-8:30 p.m.

Purpose

This worksheet accompanies the deep dive meetings to help policy development. This worksheet also should help the panelists tailor their presentation to the existing OCP and help the Community Advisory Group (CAG) tailor their questions for the experts.

This worksheet contains all the existing OCP policies related to this evening's topics and asks some guiding questions to help the deep dive run smoothly.

Note that all sections of the OCP are related, so if you do not see a section you expected for this meeting it will be in a subsequent deep dive worksheet.

Process

1. Please review and complete the question portions of this worksheet *before* the deep dive meeting.
2. Use the question sections to prepare questions that you may wish to ask the experts during the deep dive meetings to help clarify the existing policies.
3. After the meeting, please complete the comment sections of this worksheet.
4. Submit your completed worksheet to Danielle for consideration in policy development.

The following contains excerpts from the current Electoral Area "E" OCP. Some contextual wording (i.e. background) has been removed for the interest of space and the time it will take to work through this worksheet. The section numbers correspond to the full OCP document should you wish to refer to the original sections.

Table of Contents

Environment – OCP Excerpts 3
Environment – Questions & Comments 9
Environmentally Sensitive Development Permit – OCP Excerpts 10
Environmentally Sensitive Development Permit – Questions & Comments 13
Watercourse Development Permit – OCP Excerpts 14
Watercourse Development Permit – Questions & Comments 17
GHG & Climate Change – OCP Excerpts 18
GHG & Climate Change – Questions & Comments 19
Parks & Recreation – OCP Excerpts 20
Parks & Recreation – Questions & Comments 24
Agriculture – OCP Excerpts 25
Agriculture – Questions & Comments 29

Environment – OCP Excerpts

5.0 Community Vision

Among aspects of our future addressed are policies and regulations that reflect a commitment to:

4. **Stewardship of natural resources through conservation and public education**,

6.0 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan.

6.3 **Environmental**

1. **Protect important and sensitive features of the natural environment**.
5. Promote a system of **representative protected areas and biological corridors**.
6. **Protect the quantity and quality of water resources and waterways**.
7. Ensure growth is managed along with the **physical nature and natural limitations of the land base**.
8. Consider the **protection of trees** within the Naramata townsite.

6.4 Other

3. **Balance** economic, social, and **environmental values**.

7.0 Growth Management

7.2 Objectives

2. To utilize a variety of growth management techniques to direct growth to where it will have the **most positive and least negative impacts on** the community, the agricultural and **the natural environment.**

7.3 Policies

The Regional Board:

1. Encourages residential development within the infill capacities of the existing land use designations, utilizing those lots and small parcels of land within developed areas where services are available. **The integrity of** agricultural and **rural lands will be maintained** by making efficient and orderly use of all lands in this infill area.
2. May consider new development proposals that are consistent with the community's slow growth mandate and that are assessed through a Comprehensive Development Plan (CDP). The CDP shall, along with community engagement, address at a minimum the following criteria:
    c) An evaluation of the area for **natural drainage patterns, downstream impacts, geotechnical constraints, significant environmental features, and ecosystem connectivity on and off site.**

14. Generally, **does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an "Important Ecosystem Area"** on Schedule 'C'. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.
15. Works with land owners whose land is zoned for residential development and is found within an area designated as an Environmentally Sensitive Development Permit Area or shown as an "Important Ecosystem Area" on Schedule 'C' to consider establishing a different zoning that **reasonably reflects the current density and gives due regard to physical constraints and environmental attributes.**
16. Encourages conservation organizations to **secure important habitat by means of acquisition, conservation covenants or other stewardship agreements for conservation purposes**.

18.0 Natural Environment & Conservation

18.1.1 Objectives - General

1. Maintain and **sustain a healthy environment** by encouraging the **enhancement of ecological systems and by protecting biodiversity**.
2. Integrate measures to **sustain environmental quality** and **consider impacts on the environment** in future land use decisions.
3. Work with property owners and agents to inform and guide the design of development in a way that is **sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan**.
4. Support efforts to **protect source water quality** and quality today and for future generations.

18.1.2 Policies – General

The Regional Board:

1. Recognizes the importance of **containing and controlling noxious weeds** through the continued endorsement of **weed prevention and control initiatives**.
2. Recognizes and encourages the **educational and eco-tourism** contribution toward protection of the community's natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
3. Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an **Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP)** in accordance with the policies outlined at Section 23.2 as well as relevant federal and provincial best management guidelines.
4. Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District's approved Development Procedures Bylaw.
5. Supports the incorporation of **traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems**, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

18.2.1 Objectives (**Riparian and Foreshore Areas**)

1. Foster community awareness of the **importance and sensitivity of the riparian and foreshore environments** in the Plan Area.
2. **Protect aquatic habitat areas and associated environmentally sensitive areas** from negative impacts of development as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'D' (Watercourse Development Permit Area)
3. Improve and **better manage waterfront public access along the Okanagan Lake shoreline**, while limiting the overall number of public access points.
4. Minimize and **avoid development in high hazard soil instability areas** on the Okanagan Lake foreshore and riparian area.
5. Encourage hi**gh quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems**.
6. Conserve, protect and **enhance surface, ground and aquifer water sources** in cooperation with provincial ministries, local water purveyors and landowners.
7. Identify, manage and **protect significant watercourses to maintain their natural habitat and environmental quality**.

18.2.2 Policies (Riparian and Foreshore Areas)

The Regional Board:

1. Recognises riparian values and, **in accordance with the provincial Riparian Area Regulation, has designated land within 30.0 metres of the high water mark of a stream or a ravine as a development permit area**. Land designated as a Watercourse Development Permit Area shall be developed according to the guidelines outlined in Section 23.3 (Watercourse Development Permit Area) of this Plan, unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high water mark of a stream or ravine identified on Schedule 'D'.
2. Encourages provincial and federal water and resource managers to **protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors** of sufficient width to accommodate the dynamic nature of the hydrologic system, **to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.**
3. Supports efforts that **maintain appropriate riparian buffers,** determined by qualified professionals **that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats**
4. Continues to work with the Okanagan Basin Water Board (OBWB) to **promote the shared water interests of Okanagan communities**.
5. Encourages and supports the **analysis of ground water hydrology** in areas with identified aquifers, and **require environmental assessments in advance of considering zoning amendments** for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.

6. **Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.**
7. Encourages the subdivision approving officer **to ensure that public access to lakes is provided** pursuant to Section 75 of the Land Title Act.
8. Supports the use of Section 86 of the Land Title Act and Section 56 of the Community Charter to **regulate development in a floodplain and provide for the safe use of the land** for the intended purpose.

18.3.1 Objectives (**Terrestrial Areas**)

1. Protect and **steward sensitive and important terrestrial ecosystem areas** as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area).
2. Encourage provincial and federal governments, private organizations and private landowners to **protect, enhance and manage critical habitat areas for species at risk in the Plan Area**.
3. Work cooperatively with regional partners and **support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas** that have been subject to negative impacts in the past.
4. Encourage and **facilitate linkages of protected habitat areas**.

18.3.2 Policies (Terrestrial Areas)

The Regional Board:

1. Recognizes the **values of environmentally sensitive lands** and has on Schedule 'C':
    a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the Local Government Act; or
    b) Identified these lands as an "Important Ecosystem Area".
2. Requires that land designated as an **Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP)** in accordance with the guidelines outlined at Section 23.2 of this Plan, unless an exemption applies.
3. Considers that land identified as an **"Important Ecosystem Area" should generally be retained in a natural state** and, if a re-designation of the land under the OCP or a re-zoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule 'C'.
4. Encourages the **parcel sizes** of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule 'C' to **remain as large as possible to protect these habitat areas**.
5. **Will not support the re-designation of land under the OCP or the re-zoning** of land under the Zoning Bylaw **where it is determined that the proposed development is contrary to the ESDP** Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.

6. Will strive for **development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions**. Responsiveness to this policy will be a very important consideration in the approval of an application.
7. Encourage the protection, preservation, **enhancement and management of sensitive ecosystems** or land contiguous to sensitive ecosystems of private lands through the following methods:
    a) donation of areas to the Regional District or provincial government;
    b) donation of areas to a land trust or conservation organization;
    c) introduction of **conservation area designation** and zoning;
    d) creation of **conservation covenants** in favour of municipal, provincial government, private conservation organizations;
    e) establishment of **statutory right of ways** under the Land Title Act for affected areas;
    f) establishment of **long-term leases** for sensitive areas;
    g) **land stewardship** and participation in conservation initiatives by the private landowner; or
    h) consideration of alternative development standards.
8. Supports conserving, enhancing and promoting the **protection of wildlife corridors and ecosystem connectivity** with interfacing Crown lands.
9. Encourages the use of **native vegetation to restore disturbed sites**.

18.4.1 Objectives (**Conservation Areas**)

1. Protect and steward designated Conservation Areas in their **natural or seminatural state for the purpose of conserving plant life and providing habitat for wildlife or fish.**
2. Work with agencies and partners, including local First Nations to **enhance, protect and interpret ecological systems and biodiversity** in Conservation Areas.
3. Work with property owners and agents to inform and guide the design of **development in a way that is sensitive to adjacent or abutting Conservation Areas**.

18.4.2 Policies (Conservation Areas)

The Regional Board:

1. Recognizes and e**ncourages the educational and eco-tourism contributions toward protection of Conservation Areas** made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives.
2. Supports the **incorporation of traditional ecological knowledge in the stewardship of Conservation Areas,** and will work with local First Nations to incorporate it where feasible, practical and appropriate.

18.5.1 Objectives (**Okanagan Basin Lakes**)

1. Maintain opportunities for **responsible residential water-based recreation** on Okanagan Lake, including small-scale docks and swimming platforms associated with adjacent residential use.
2. **Minimize the potential negative impacts of intensive water-based uses**, by ensuring that the RDOS Board has an opportunity to review and assess commercial, marina and group moorage, on a case-by-case basis.

18.5.2 Policies (Okanagan Basin Lakes)

The Regional Board:

2. Supports **docks and swimming platforms being located away from or designed to have minimal impact on riparian habitat**, including shared docks and swimming platforms between neighbouring properties where appropriate.
3. Requires **dock and swimming platform proposals affecting lands designated as Watercourse Development Permit (WDP) Area to obtain a development permit** in accordance with the requirements of Section 23.3 of this Bylaw.
4. Encourages docks to be designed, including anchor points, in a **way that will not disturb riparian areas**, except at the immediate footprint.
7. Will consider **group moorage, marina and other commercial dock proposals on a case-by-case basis through a zoning amendment process**, and may use the following criteria to assess an application:
    a. location of any existing community infrastructure such as water intakes, sewer lines and underground cables;
    b. **presence of environmental and riparian values**, such as fish habitat, as identified by a habitat assessment;
    c. compatibility with, and proximity to adjacent land uses; and
    d. intensity of the use (e.g. number of berths or inclusion of non-moorage structures).

Environment – Questions & Comments

I think these environment policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Comments on the specific policies (list policy section number, then comment):

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Environmentally Sensitive Development Permit – OCP Excerpts

23.2 Environmentally Sensitive Development Permit (ESDP) Area

23.2.5 Development requiring a permit

1. A development permit is required, except where exempt under Section 23.2.8 (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**.

23.2.6 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) Report**, prepared **in accordance with the requirements of the Regional District's Development Procedures Bylaw**, must be submitted to the Regional District in respect of the proposed development **by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio)** or team that shall include a 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**; and
         .4 stratification and rating of **Environmentally Sensitive Areas (ESAs)**.
      ii) An Impact Assessment and Mitigation Phase including:
         .1 description of proposed development;
         .2 assessment of potential impacts;
         .3 **short and long term impacts**;
         .4 **cumulative and residual impacts**;
         .5 **avoidance of ESAs**;
         .6 **mitigation** and compensation;
         .7 security requirements;
         .8 **monitoring** reports;
         .9 **accountability**; and .
         .10 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) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

23.2.7 Expedited Development Permit

1. Despite sub-section 23.2.6.1(a), the Regional District may issue a development permit on the basis of a **Rapid Environmental Assessment (REA) Report** for development where:
    a) A REA, prepared **in accordance with the Regional District's Development Procedures Bylaw**, has been submitted to the Regional District in respect of the proposed development **by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia or team that includes a Registered Professional Biologist in British Columbia (RPBio)** under contract to the development applicant, and includes:
        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.
        iii. recommended avoidance or mitigation measures if known EVR occurrences have been identified.
    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 23.2.6.1(a) will be required.
    c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

23.2.8 Exemptions

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

.1 the construction, repair, maintenance or alteration of **public utility works**, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;

.2 the **repair or maintenance of existing buildings and structures** provided there are no additions or increases to the footprint of the building or structure;

.3 Residential development where a completed Building Permit application has been accepted by the Regional District, the **proposed development does not exceed 50.0 m2 from the original footprint of the principal dwelling unit** and the development comprises either:

   f) an **alteration or addition to the original footprint** of an existing principal dwelling unit; or

   g) the **construction of an accessory building or structure**, provided a majority of the footprint of the accessory building or structure is **not situated beyond 10.0 metres** of a principal dwelling unit.

.4 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);

.5 the **construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use** as defined in the Agricultural Land Commission Act on land located in the ALR and classified as "farm" under the Assessment Act;

.6 **any farm use as defined in the Agriculture Land Commission Act** on land located in the ALR;

.7 **any farm use that is subject to an approved Environmental Farm Plan (EFP)** through the Canada-British Columbia Environmental Farm Plan Program;

.8 the **repair of existing fences**;

.9 **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.

Environmentally Sensitive Development Permit – Questions & Comments

I think these ESDP policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Comments on the specific policies (list policy section number, then comment):

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Watercourse Development Permit – OCP Excerpts

23.3 Watercourse Development Permit (WDP) Area

23.3.4 Development requiring a permit

1. A **development permit is required**, except where exempt under Section 23.3.8 (Exemptions), **for residential, commercial or industrial development on lands within the WDP area**, which includes the following:
    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**.

23.3.5 Guidelines

1. Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines:
    a) An **Assessment Report**, prepared **in accordance with Part 4 (Assessments and Assessment Reports) of the provincial Riparian Area Protection Regulation**, must be received by the Regional District in respect of the proposed development from the responsible provincial minister.

23.3.6 Variances to Protect the SPEA

The Regional District encourages Development Variance Permit (DVP) applications for the relaxation of zoning (parcel line) setbacks on existing small lots in order to **reduce impacts and preserve the SPEA**.

23.3.7 Expedited Development Permit

In the following cases the Regional District may issue a **development permit without the provision of an Assessment Report**:

1. where the development applicant provides a **sketch or plan prepared by a B.C. Land Surveyor or QEP** indicating to the Regional District's satisfaction **that no physical alteration of land is proposed within the Watercourse Development Permit Area or within any RAA** within the Watercourse Development Permit Area, in which case the development permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted;
2. where the applicant proposes to re**construct, repair, alter or add to an existing permanent building or other structure without increasing the footprint of the building or structure** within any RAA or within a SPEA identified in a riparian area assessment previously provided to the Regional District, in which case the development permit must indicate by means of a sketch or plan the location and extent of the footprint.

3. Where the applicant proposes a **subdivision of land that adjusts an interior lot line and each proposed lot provides, outside any RAA, a building envelope of sufficient area to permit the construction of a building** of reasonable floor area complying with all building siting regulations applicable to the lot, in which case the development permit must indicate by means of a sketch or plan the proposed lot configuration and the location of the building envelope.
4. Where the applicant proposes a **subdivision of land in which each proposed lot complies with the applicable minimum parcel area and width regulations exclusive of any area within the Watercourse Development Permit Area** and no land alteration is proposed within that area, in which case the development permit must indicate by means of a sketch or plan the proposed subdivision layout and the area of the land to which physical alterations are restricted;
5. Where the applicant proposes a **subdivision of land in respect of which no land alteration is proposed within any RAA**, in which case the development permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted; and
6. Where the applicant proposes to **restore the natural environment based upon a planting plan completed by a QEP** and submitted to the RDOS for approval.

23.3.8 Exemptions

The **WDP is not required** under this section for any of the following:

1. the **construction, repair, maintenance or alteration of any public structure, facility or land**, including park land, open space, roads or trails. .
2. the **construction, repair, maintenance or alteration of public utility works**, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works.
3. An area where the applicant can demonstrate that the conditions of the WDP Area have already been satisfied, or a development permit for the same area has already been issued in the past and conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected.
4. A letter is provided by a **QEP confirming that there is no watercourse or riparian area** as defined by the Riparian Areas Protection Regulation on the parcel of land.
5. The activity is limited to the **environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester or professional biologist** registered in British Columbia and certified by the Wildfire Danger Tree Committee for Danger Tree Assessment in Urban and Recreational Areas**, in accordance with Provincial "Firesmart" standards** or those trees and shrubs designated as host trees by the Sterile Insect Release Program as recommended in a report submitted to the Regional District.
6. **Environmentally sensitive removal of infested, diseased, or hazardous trees** in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines) **as indicated in a report by a QEP or IAS certified Arborist** with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations.
7. Development Permit provisions do not apply to activities such as **gardening and yard maintenance activities within an existing landscaped area,** such as mowed lawns, minor

pruning of trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.

8. Development and land alteration proposals **for which an authorization by DFO for HADD has been granted.**
9. **Changes in an about a stream approved pursuant to Section 11 of the Water Sustainability Ac.**
10. **Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property including:**
    a. emergency flood or protection works;
    b. clearing of an obstruction from bridge, culvert, or drainage flow, repairs to bridges and safety fences;
    c. any emergency works to be undertaken in accordance with the Provincial Water Sustainability Act and Wildlife Act, and the federal Fisheries Act.

    Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the Regional District must be reported to the Regional District immediately to secure exemption under this provision. Note that once the emergency has passed, a development permit may be required for remediation or permanent protection works.

Watercourse Development Permit – Questions & Comments

I think these WDP policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Comments on the specific policies (list policy section number, then comment):

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

GHG & Climate Change – OCP Excerpts

24.0 Green House Gas Reduction

24.2 Objectives

1. Understand the likely **impacts and vulnerabilities of regional climate change** within Electoral Area "E".
2. **Reduce greenhouse gas emissions measurably** within Electoral Area "E".
3. **Achieve carbon neutral local government operations by 2012.**
4. Promote and provide **community outreach and education related to Climate Change and reduction of Greenhouse Gas Emissions.**

24.3 Policies

The Regional Board:

1. Will work towards the target of **reducing GHG emissions by 30% below 2007 levels by 2030**.
2. Will work with other agencies, stakeholders and the community to **achieve emission reduction targets and energy conservation goals by encouraging:**
    a) the **construction of energy efficient buildings**;
    b) improvements to the **energy efficiency of existing buildings**;
    c) the **increased use of alternative energies**;
    d) **energy efficient developments**;
    e) improvements **to alternative transportation amenities**;
    f) the use of **fuel-efficient vehicles**;
    g) reduction and **diversion of waste from landfills**;
    h) maximizing **value from agricultural wastes**;
    i) the development of more **compact and complete communities**;
    j) the **protection and restoration of natural areas and forest ecosystems**; and
    k) the **protection of riparian areas and sensitive habitats**.
3. Will work towards a **corporate GHG reduction strategy to achieve carbon neutral operations by 2012**.

GHG & Climate Change – Questions & Comments

I think these GHG & Climate Change policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Comments on the specific policies (list policy section number, then comment):

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Parks & Recreation – OCP Excerpts

5.0 Community Vision

Among aspects of our future addressed are policies and regulations that reflect a commitment to:

.6 **Managing and enhancing community services & facilities**,

6.0 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan.

6.1 Social

7. Protect and **enhance public access along the foreshore of Okanagan Lake**.
8. **Maintain public access to parks and recreation areas**, with new development required to **provide green space and connectivity to public areas**.

7.0 Growth Management

7.3 Policies

The Regional Board:

3. May consider new development proposals that are consistent with the community's slow growth mandate and that are assessed through a Comprehensive Development Plan (CDP). The CDP shall, along with community engagement, address at a minimum the following criteria:
    f) **provision of parks, open space, and public corridors** that are consistent with community needs, fit with existing infrastructure, and maintain environmental integrity;

17.0 Parks, Recreation, and Trails

17.2 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.

17.3 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. Seeks to work with regional partners and local environmental organizations to **support wildlife education programs to minimize wildlife/human conflicts on trails**.
8. Seeks to 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**.
10. Recognizes the various interests in the future use of **the Kettle Valley Railway, and designates it Park (PR) in order to protect options for future use as a public corridor**
11. Encourages the **development of a watershed or drinking water management plan** that serves to protect Naramata's water quality, in consultation with the community.
12. Encourages the **development of a Parks & Recreation Master Plan** that outlines **park strategies and functions, addresses public and commercial recreation needs, as well as infrastructure requirements**, in consultation with the community.
13. Supports the **Naramata Parks and Recreation Commission in maintaining park land and Public Recreation corridors**.
14. Seeks to continue to work towards developing a **comprehensive system of linear parks, trails and pedestrian linkages** throughout the Plan Area to accommodate a variety of uses, including but not limited to: **walking, running, bicycling, horseback riding and cross country skiing**.
15. Seeks to ensure that **future linear parks, trails, and pedestrian linkages connect to existing and future parks, schools, Crown land, and natural open space, and allow for easy pedestrian access** through residential areas.
16. Seeks to continue to provide **universal access to recreational amenities in the Plan Area, including parks, trails, facilities and programs**.
17. Strives to ensure that there are **recreational opportunities that suit a variety of age groups and interests.**

17.4 Parkland Dedication Policies

The Regional Board:

1. For the purposes of Section 510(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. May determine, in accordance with Section 510 of the Local Government Act, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:
    c) 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
    d) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.
4. May consider, when determining a **potential park land dedication** under Section 510 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 parcel**s; and
    g) potential for **recreation (active park), conservation (passive park) or enhancement of public access**.
5. Considers that park land proposals **should 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.** 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**.
8. Considers that 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, encourages developers 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.

18.5.1 Objectives (**Okanagan Basin Lakes**)

3. Maintain opportunities for **responsible residential water-based recreation** on Okanagan Lake, including small-scale docks and swimming platforms associated with adjacent residential use.
4. **Minimize the potential negative impacts of intensive water-based uses**, by ensuring that the RDOS Board has an opportunity to review and assess commercial, marina and group moorage, on a case-by-case basis.

18.5.2 Policies (Okanagan Basin Lakes)

The Regional Board:

1. Generally supports the use of waters designated Okanagan Basin Lakes (BL) identified in Schedule 'B' (Official Community Plan Map) for **water-based recreation, docks, boat launches, boatlifts, and swimming platforms.**
2. Supports **docks and swimming platforms being located away from or designed to have minimal impact on riparian habitat**, including shared docks and swimming platforms between neighbouring properties where appropriate.
3. Requires **dock and swimming platform proposals affecting lands designated as Watercourse Development Permit (WDP) Area to obtain a development permit** in accordance with the requirements of Section 23.3 of this Bylaw.
4. Encourages docks to be designed, including anchor points, in a **way that will not disturb riparian areas**, except at the immediate footprint.
5. Encourages docks and swimming platforms to be **located away from or designed to avoid negative impacts on adjacent structures and uses**, including other docks and swimming platforms, beach access points, parks, utilities, water intakes, and other similar uses.
6. Does **not support non-moorage structures** such as storage sheds, gazebos, raised decks or hot tubes on docks, swimming platforms, or marinas.
7. Will consider **group moorage, marina and other commercial dock proposals on a case-by-case basis through a zoning amendment process**, and may use the following criteria to assess an application:
    i) location of any existing community infrastructure such as water intakes, sewer lines and underground cables;
    ii) **presence of environmental and riparian values**, such as fish habitat, as identified by a habitat assessment;
    iii) compatibility with, and proximity to adjacent land uses; and
    iv) intensity of the use (e.g. number of berths or inclusion of non-moorage structures).

Parks & Recreation – Questions & Comments

I think these parks & recreation policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Comments on the specific policies (list policy section number, then comment):

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Agriculture – OCP Excerpts

5.0 Community Vision

Among aspects of our future addressed are policies and regulations that reflect a commitment to:

.5 **Maintaining the agricultural and rural character**,

6.0 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan.

6.3 Environmental

4. **Preserve agricultural land**.

7.0 Growth Management

7.3 Policies

The Regional Board:

10. Encourages **all land use within the Agricultural Land Reserve (ALR) to be in accordance with Provincial Acts and Statutes, associated regulations, orders and decisions of the Province**. It is recognized that Provincial Acts and Statutes are integral tools to maintaining Naramata's rural character and farmland.
11. Will consider requests for the Regional District to initiate an **application** to the Agricultural Land Commission **to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw**.
12. Encourages property owners to **seek,** as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for **other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.**
13. Generally supports **maintaining the integrity of the Agricultural Land Reserve (ALR)** and its existing boundaries.

9.0 Agriculture

9.2 Objectives

1. To **preserve agricultural land with continuing value for agriculture for current and future production**, and to protect this land from uses which are inconsistent with agricultural use or are incompatible with existing agricultural uses in the area.
2. To **minimize conflicts between agriculture and other land uses**.

4. To encourage the **agricultural sector's improvement and expansion** by pursuing supportive land use policies within and adjacent to farming areas.
5. To **support any ALR boundary changes initiated by the Province** arising from joint local government and ALC initiatives which review agricultural suitability in the Plan area, provided affected landowners are notified and have opportunity for input.
6. To **support a strategy for diversifying and enhancing farm income** by creating opportunities for uses secondary to and related to the agricultural use.
7. To **discourage non-agricultural residential use** of agricultural land.

9.3 Policies

The Regional Board:

1. Directs that the **principal use of lands designated as Agriculture** in Schedule 'B' **shall be agriculture.**
2. Will work with the Province to ensure that **new development adjacent to agricultural areas provides sufficient buffering** in the form of setbacks, fencing, and landscaping consistent with Provincial specifications.
3. Encourages the rural area to participate in the **creation of an Agricultural Advisory Committee** to consider and advise the Board on agricultural matters, and the preparation of an Agricultural Area Plan.
4. Permits parcel sizes to vary depending on respective land use designation and decisions of the Province, but **generally shall not be smaller than 4.0 ha for commercial operations of vine growing and other compatible agricultural uses.**
5. Will consider applications to subdivide parcels smaller than 4.0 ha within the ALR, subject to approval of the Province, in the following cases:
    a) for a **homesite severance** under the Agricultural Land Commission's homesite severance policy; xxviii
    b) where the subdivision or boundary adjustment will allow for **more efficient use of agricultural land** or the **better utilization of farm buildings** for farm purposes; and
    c) where the community interests in the subdivision of the land outweigh the community interests in the retention of the land in a larger parcel.
    d) In these cases, the individual parcel sizes within the 'Agriculture' designation are subject to approval by the Province, and must meet minimum parcel size required to meet the Provincial regulations for septic disposal fields.
6. Supports the **consolidation of legal parcels that support more efficient agricultural operations**.
7. Supports the planning of new and modified roads, utility and communication corridors in the Plan area that **avoid disruption and fragmentation of existing and potential agricultural land**.
8. Supports the **fire management policies** set out in Section 19.4 (Hazard Lands) for any proposed residential uses.
9. Supports **directing intensive agricultural operations to larger lots or increasing building setbacks** and other possible mitigation measures in the Zoning bylaw or separate Farm Bylaw to prevent potential conflicts with adjacent uses, subject to compliance with Provincial Acts and Statutes, and associated amendments to the Local Government Act.

10. Supports the **preservation of environmental values**, and where possible conserved providing they do not interfere with agricultural practices and Provincial Acts and Statutes, and associated amendments to the Local Government Act.
11. Provides for property owners or occupiers to **diversify and enhance uses secondary to agricultural** uses with home industry, home occupation, or bed and breakfast establishment business opportunities.
12. Encourages **secondary 'value added' uses such as agri-tourism** for the purpose of diversifying and enhancing farm income, provided that these developments are **compatible with the agricultural character** of the area, and that they do not present a potential land use conflict with surrounding properties.
13. Encourages the **development of an "Agricultural Plan"**. The purpose of this Plan is to review agricultural issues, review overlapping regional, Provincial and Federal management tools, outline management options, and determine actions and policies within the mandate of a Regional District that are supportive of agriculture.
14. Will consider **second dwelling applications within the ALR in accordance with second dwelling policies** established in the implementing Zoning bylaw, and reflective of the views of the farming community.
15. May consider appropriate provisions for tourist commercial uses in the implementing Zoning bylaw. For land within the ALR, such uses must be approved by the Province.
16. **Discourages large scale industrial development on agricultural land**, and directs it to the City of Penticton which has the necessary infrastructure and support services. May consider pre-existing medium scale industrial development up to 600 m2 on agricultural land where there are clear and demonstrated benefits to the community, and where there is a majority of community support for the use. Applications to permit industrial development in the rural area should clearly articulate the need for it, analyse its impact on the rural community, restrict future expansion, and demonstrate how it will respect the character of the rural area. The Regional Board will use the following criteria to assess future applications:
    a. the use existed prior to the date of adoption of the current OCP bylaw;
    b. provides for impact mitigation strategies where land uses may be conflicting and/or incompatible, including but not limited to noise mitigation, hours of operation, management of waste, storage, and pollution,
    c. provides access without constructing new roads or utility corridors through ESAs, the ALR, and without creating a permanent visible scar on slopes;
    d. provides for development of new, or upgrading of existing, roads and community services;
    e. provides for screening from adjacent land uses and designations, and to lessen visual impacts where development is proposed on hillsides or in critical views; and
    f. has available fire protection services; and,
    g. provides for collection and retention works for surface runoff, and collection and treatment works for domestic wastewater.
17. **Does not support the use of lands designated Agriculture (AG) for indoor cannabis production** as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland.

18. Recognises that **production of cannabis in the Agricultural Land Reserve is considered a permitted "farm use" by the Agricultural Land Commission if produced outdoors in a field or inside a structure that has a base consisting entirely of soil** and cannot be prohibited by local government bylaw.
19. Will consider **"micro cannabis production facility" proposals on a case-by-case basis** through a site specific zoning amendment process, and may use the following criteria to assess an application:
    i) the parcel under application has an area not less than 2.0 hectares;
    ii) the maximum size of the plant surface cultivation area is 200.0 m2;
    iii) confirmation is provided that adequate water and servicing is available to the site; and
    iv) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.

Agriculture – Questions & Comments

I think these agriculture policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Comments on the specific policies (list policy section number, then comment):

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____