

## COMPARISON TABLE: “DEVELOPMENT PERMIT AREAS” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
<p><b>18.0 DEVELOPMENT PERMIT AREAS</b></p> <p><b>18.1 Background</b></p> <p>The OCP may designate development permit areas under the authority of local government legislation. Unless otherwise specified, a development permit must be approved by the Regional Board prior to any disturbance, development or subdivision of land within a designated development permit area. The purpose of acquiring a development permit is to ensure certain requirements are addressed towards the protection, restoration and preservation of the natural environment. Due to their significance and sensitivity, all watercourses and riparian areas in the RDOS have been designated as development permit areas.</p>	<p><b>23.0 DEVELOPMENT PERMIT AREAS</b></p> <p><b>23.1 Background</b></p> <p>Pursuant to Section 488 of the <i>Local Government Act</i>, an Official Community Plan (OCP) may designate Development Permit Areas within the Plan Area. Unless otherwise specified, a Development Permit must be approved by the Regional Board prior to any disturbance, development or subdivision of land within a designated Development Permit Area.</p> <p>For lands within a Development Permit Area, the OCP must describe the special conditions or objectives that justify the designation and specify guidelines respecting the manner by which the special conditions or objectives will be addresses.</p> <p>There are two Development Permit Areas designated in the Electoral Area “A” OCP:</p> <ul style="list-style-type: none"> <li>• Environmentally Sensitive Development Permit (ESDP) Area; and</li> <li>• Watercourse Development Permit (WDP) Area.</li> </ul>
<p><b>18.2 Environmentally Sensitive Development Permit (ESDP) Area</b></p>	<p><b>23.2 Environmentally Sensitive Development Permit (ESDP) Area</b></p>
<p><b>18.2.1 Category</b></p> <p>The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the <i>Local Government Act</i> for the protection of the natural environment, its ecosystems and biological diversity.</p>	<p><b>23.2.1 Category</b></p> <p>The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the <i>Local Government Act</i> for the protection of the natural environment, its ecosystems and biological diversity.</p>
<p><b>18.2.2 Area</b></p> <p>The lands shown as Environmentally Sensitive Development Permit Area on Schedule ‘C’ are designated as an Environmentally Sensitive Development Permit Area.</p>	<p><b>23.2.2 Area</b></p> <p>The lands shown as Environmentally Sensitive Development Permit Area on Schedule ‘H’ are designated as an Environmentally Sensitive Development Permit Area.</p>
<p><b>18.2.3 Justification</b></p> <p>To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.</p>	<p><b>23.2.3 Justification</b></p> <p>To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wild, and provide wildlife corridors and secondary habitat.</p>
<p><b>18.2.4 Background</b></p> <p>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.</p>	<p><b>23.2.4 Background</b></p> <p>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 to maintain a healthy environment and clean water.</p>

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<p>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. The ESDP 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.</p> <p>The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, 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.</p>	<p>The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada and includes sensitive ecosystems which support several provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP 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.</p> <p>The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, 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.</p>
<p><b>18.2.5 Development requiring a permit</b></p> <p>.1 A development permit is required, except where exempt under Section 18.2.8 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:</p> <ul style="list-style-type: none"> <li>a) subdivision;</li> <li>b) the construction of, addition to or alteration of a building or other structure; and</li> <li>c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.</li> </ul>	<p><b>23.2.5 Development Requiring a Permit</b></p> <p>.1 A development permit is required, except where exempt under Section 22.2.8 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:</p> <ul style="list-style-type: none"> <li>a) subdivision;</li> <li>b) the construction of, addition to or alteration of a building or other structure; and</li> <li>c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.</li> </ul>
<p><b>18.2.6 Guidelines</b></p> <p>.1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i) An Ecological Assessment Phase including: <ul style="list-style-type: none"> <li>.1 background information;</li> <li>.2 an ecological assessment;</li> <li>.3 listing of rare and endangered species; and</li> <li>.4 stratification and rating of Environmentally Sensitive Areas (ESAs).</li> </ul> </li> <li>ii) An Impact Assessment and Mitigation Phase including: <ul style="list-style-type: none"> <li>.1 description of proposed development;</li> <li>.2 assessment of potential impacts;</li> </ul> </li> </ul> </li> </ul>	<p><b>23.2.6 Guidelines</b></p> <p>.1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i) An Ecological Assessment Phase including: <ul style="list-style-type: none"> <li>.1 background information;</li> <li>.2 an ecological assessment;</li> <li>.3 listing of rare and endangered species; and</li> <li>.4 stratification and rating of ESAs;</li> </ul> </li> <li>ii) An Impact Assessment and Mitigation Phase including: <ul style="list-style-type: none"> <li>.1 description of proposed development;</li> <li>.2 assessment of potential impacts;</li> </ul> </li> </ul> </li> </ul>

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<p>.3 short and long term impacts;</p> <p>.4 cumulative and residual impacts;</p> <p>.5 avoidance of ESAs;</p> <p>.6 mitigation and compensation;</p> <p>.7 security requirements;</p> <p>.8 monitoring reports;</p> <p>.9 accountability; and</p> <p>.10 monitoring plan.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>.2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the <i>Local Government Act</i>, 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.</p>	<p>.3 short- and long-term impacts;</p> <p>.4 cumulative and residual impacts;</p> <p>.5 avoidance of ESAs;</p> <p>.6 mitigation and compensation;</p> <p>.7 security requirements;</p> <p>.8 monitoring reports;</p> <p>.9 accountability; and</p> <p>.10 monitoring plan.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>.2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the <i>Local Government Act</i>, 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.</p>
<p><b>18.2.7 Expedited Development Permit</b></p> <p>.1 Despite sub-section 17.2.6.1(a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:</p> <p>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:</p> <p>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.</p>	<p><b>23.2.7 Expedited Development Permit</b></p> <p>.1 Despite sub-section 22.2.6.1 (a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:</p> <p>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:</p> <p>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.</p>

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<p>ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:</p> <ul style="list-style-type: none"> <li>.1 there is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or</li> <li>.2 known EVR occurrence(s) have been identified and: <ul style="list-style-type: none"> <li>a) measures have been prescribed to avoid impacts; or</li> <li>b) acceptable restoration/mitigation have been prescribed.</li> </ul> </li> </ul> <p>iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.</p> <p>b) If a QEP cannot certify the absence of EVRs or that impacts to known EVRs have been avoided or acceptably mitigated through a REA to the satisfaction of the Regional District, an EA as outlined under sub-section 17.2.6.1(a) will be required.</p> <p>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.</p>	<p>ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:</p> <ul style="list-style-type: none"> <li>.1 there is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or</li> <li>.2 known EVR occurrence(s) have been identified and: <ul style="list-style-type: none"> <li>a) measures have been prescribed to avoid impacts; or</li> <li>b) acceptable restoration/mitigation have been prescribed.</li> </ul> </li> </ul> <p>iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.</p> <p>b) If a QEP cannot certify the absence of EVRs or that impacts have been avoided or acceptably mitigated through a REA, to the satisfaction of the Regional District, an EA as outlined under sub-section 22.2.6(a) will be required.</p> <p>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.</p>
<p><b>18.2.8 Exemptions</b></p> <p>A development permit is not required for development within land in the ESDP area for:</p> <ul style="list-style-type: none"> <li>.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;</li> <li>.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;</li> <li>.3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m<sup>2</sup> from the original footprint of the principal dwelling unit and the development comprises either: <ul style="list-style-type: none"> <li>a) an alteration or addition to the original footprint of an existing principal dwelling unit; or</li> <li>b) the construction of an accessory building or structure, provided the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.</li> </ul> </li> <li>.4 works conducted in accordance with the Provincial <i>FireSmart Manual</i>, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site native plants which meet the <i>FireSmart Manual</i> guidelines are encouraged to be maintained as part of the landscaping);</li> <li>.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 <i>Agricultural Land Commission Act</i> on land located in the ALR and classified as “farm” under the <i>Assessment Act</i>;</li> <li>.6 any farm use as defined in the <i>Agriculture Land Commission Act</i> on land located in the ALR;</li> </ul>	<p><b>23.2.8 Exemptions</b></p> <p>A development permit is not required for development within land in the ESDP area for:</p> <ul style="list-style-type: none"> <li>.1 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, stormwater, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;</li> <li>.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;</li> <li>.3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m<sup>2</sup> from the original footprint of the principal dwelling unit and the development comprises either: <ul style="list-style-type: none"> <li>a) an alteration or addition to the original footprint of an existing principal dwelling unit; or</li> <li>b) 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.</li> </ul> </li> <li>.4 Works conducted in accordance with the Provincial <i>FireSmart Manual</i>, provided that all landscaping is conducted within 30.0 metres of an existing structure or building (existing on-site native plants which meet the <i>FireSmart Manual</i> guidelines are encouraged to be maintained as part of the landscaping);</li> <li>.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 <i>Agricultural Land Commission Act</i> on land located in the ALR and classified as “farm” under the <i>Assessment Act</i>;</li> <li>.6 Any farm use as defined in the <i>Agriculture Land Commission Act</i> on land located in the ALR;</li> </ul>

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<p>.7 any farm use that is subject to an approved Environmental Farm Plan (EFP) through the Canada-British Columbia Environmental Farm Plan Program;</p> <p>.8 the repair of existing fences;</p> <p>.9 subdivisions that propose to:</p> <p style="margin-left: 20px;">a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or</p> <p style="margin-left: 20px;">b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.</p>	<p>.7 Any farm use that is subject to an approved Environmental Farm Plan (EFP) through the Canada-British Columbia Environmental Farm Plan Program;</p> <p>.8 The repair of existing fences; and</p> <p>.9 Subdivisions that:</p> <p style="margin-left: 20px;">a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or</p> <p style="margin-left: 20px;">b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.</p>
<p><b>18.3 Watercourse Development Permit (WDP) Area</b></p>	<p><b>23.3 Watercourse Development Permit (WDP) Area</b></p>
<p><b>18.3.1 Category</b></p> <p>The Watercourse Development Permit (WDP) Area is designated pursuant to Section 488(1)(a) of the <i>Local Government Act</i>, for the protection of the natural environment, its ecosystems and biological diversity.</p>	<p><b>23.3.1 Category</b></p> <p>The Watercourse Development Permit (WDP) Area is designated pursuant to Section 488(1)(a) of the <i>Local Government Act</i>, for the protection of the natural environment, its ecosystems and biological diversity.</p>
<p><b>18.3.2 Area</b></p> <p>Lands designated as Watercourse Development Permit Area are:</p> <p>.1 shown as Watercourse Development Permit Area on Schedule ‘D’; or</p> <p>.2 within 30.0 metres of a stream; or</p> <p>.3 where a stream is in a ravine:</p> <p style="margin-left: 20px;">a) within 30.0 metres of the top of a ravine bank when the ravine is less than 60.0 metres wide; or</p> <p style="margin-left: 20px;">b) within 10.0 metres of the top of a ravine bank when the ravine is more than 60.0 metres wide.</p> <p>The definitions used in the Local Government Act and provincial Riparian Area Protection Regulation (RAPR) shall apply.</p>	<p><b>23.3.2 Area</b></p> <p>Lands designated as Watercourse Development Permit Area are:</p> <p>.1 shown as Watercourse Development Permit Area on Schedule ‘D’; or</p> <p>.2 within 30.0 metres of a stream; or</p> <p>.3 where a stream is in a ravine:</p> <p style="margin-left: 20px;">a) within 30.0 metres of the top of a ravine bank when the ravine is less than 60.0 metres wide; or</p> <p style="margin-left: 20px;">b) within 10.0 metres of the top of a ravine bank when the ravine is more than 60.0 metres wide.</p> <p>The definitions used in the <i>Local Government Act</i> and provincial <i>Riparian Area Protection Regulation (RAPR)</i> shall apply.</p>
<p><b>18.3.3 Justification</b></p> <p>To regulate development activities within riparian assessment areas as a means to protect aquatic habitat, enhance, conserve and restore watercourses and their riparian areas.</p>	<p><b>23.3.3 Justification</b></p> <p>To regulate development activities within riparian assessment areas as a means to protect aquatic habitat, enhance, conserve and restore watercourses and their riparian areas.</p>
<p><b>18.3.4 Development requiring a permit</b></p> <p>.1 A development permit is required, except where exempt under Section 18.3.8 (Exemptions), for residential, commercial or industrial development on lands within the WDP area, which includes the following:</p> <p style="margin-left: 20px;">a) subdivision;</p> <p style="margin-left: 20px;">b) the construction of, addition to or alteration of a building or other structure; and</p> <p style="margin-left: 20px;">c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.</p>	<p><b>23.3.4 Development requiring a permit</b></p> <p>.1 A development permit is required, except where exempt under Section 22.3.8 (Exemptions), for residential, commercial or industrial development on lands within the WDP area, which includes the following:</p> <p style="margin-left: 20px;">a) subdivision;</p> <p style="margin-left: 20px;">b) the construction of, addition to or alteration of a building or other structure; and</p> <p style="margin-left: 20px;">c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.</p>

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<p><b>18.3.5 Guidelines</b></p> <p>.1 A Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines:</p> <p>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.</p>	<p><b>23.3.5 Guidelines</b></p> <p>.1 A Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines:</p> <p>a) An Assessment Report, prepared in accordance with Part 4 (Assessments and Assessment Reports) of the provincial <i>Riparian Area Protection Regulation</i>, must be received by the Regional District in respect of the proposed development from the responsible provincial minister.</p>
<p><b>18.3.6 Variances to Protect the SPEA</b></p> <p>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.</p>	<p><b>23.3.6 Variance to Protect the SPEA</b></p> <p>The Regional District encourages Development Variance Permit (DVP) applications for the relaxation of zoning (parcel line) setbacks on existing small lots to reduce impacts and preserve the SPEA.</p>
<p><b>18.3.7 Expedited Development Permit</b></p> <p>In the following cases the Regional District may issue a development permit without the provision of an Assessment Report:</p> <ol style="list-style-type: none"> <li>.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;</li> <li>.2 where the applicant proposes to reconstruct, 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.</li> <li>.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.</li> <li>.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;</li> <li>.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</li> <li>.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.</li> </ol>	<p><b>23.3.7 Expedited Development Permit</b></p> <p>In the following cases the Regional District may issue a development permit without the provision of an Assessment Report:</p> <ol style="list-style-type: none"> <li>.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;</li> <li>.2 where the applicant proposes to reconstruct, 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.</li> <li>.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.</li> <li>.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;</li> <li>.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</li> <li>.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.</li> </ol>

## COMPARISON TABLE: “DEVELOPMENT PERMIT AREAS” SECTION

<p><b>18.3.8 Exemptions</b></p> <p>A WDP is not required under this section for any of the following:</p> <ol style="list-style-type: none"> <li>.1 the construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, roads or trails.</li> <li>.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.</li> <li>.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.</li> <li>.4 A letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the <i>Riparian Areas Protection Regulation</i> on the parcel of land.</li> <li>.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.</li> <li>.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.</li> <li>.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.</li> <li>.8 Development and land alteration proposals for which an authorization by DFO for HADD has been granted.</li> <li>.9 Changes in an about a stream approved pursuant to Section 11 of the <i>Water Sustainability Act</i>.</li> <li>.10 Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property including:             <ol style="list-style-type: none"> <li>a) emergency flood or protection works;</li> <li>b) clearing of an obstruction from bridge, culvert, or drainage flow, repairs to bridges and safety fences;</li> <li>c) any emergency works to be undertaken in accordance with the Provincial <i>Water Sustainability Act</i> and <i>Wildlife Act</i>, and the federal <i>Fisheries Act</i>.</li> </ol> </li> </ol> <p>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</p>	<p><b>23.3.8 Exemptions</b></p> <p>A WDP is not required under this section for any of the following:</p> <ol style="list-style-type: none"> <li>.1 the construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, roads or trails.</li> <li>.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.</li> <li>.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 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