

QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP)

A QEP is an applied scientist or technologist, acting alone or together with another qualified environmental professional, if the individual is:

- registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;
- acting within that individual's area of expertise;
- a full member and is not in training, articling, retired, on leave or a student member.

A technologist may only sign off for prescribed sections of riparian areas regulation assessments.

For more information please see our Qualified Environmental Professionals brochure.

For further information please contact
The Planning Department

Telephone: (250) 490-4107

The contents of this brochure may be subject to change at any time. Please contact the RDOS to confirm any requirements and costs.

For more information
check out the RDOS web site under
Planning and Environmental Planning
<http://www.rdos.bc.ca/index.php?id=541>

Development
Services



Environmental and Watercourse Development Permits



Vaseux Lake with sensitive antelope brush in the foreground.

ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT AREAS

The south Okanagan-Similkameen is one of the three most endangered regions in Canada and is home to many endangered species. This is the only place in Canada some species are found.

Provincial mapping has identified important habitats in the RDOS. Based on these maps, Environmentally Sensitive Development Permit (ESDP) areas have been designated for the protection of the natural environment, its ecosystems and natural biological diversity.

These development permits are used to minimize the impact of development and land disturbance on the natural environment.

If alteration of land, subdivision or building within an ESDP area is proposed, an Environmental Impact Assessment (EIA) signed by a Qualified Environmental Professional that is a RPBio will be required (unless exempt).

The EIA will identify how the proposed development will affect the environment and recommend measures to eliminate or reduce any negative impacts.

An EIA may also be requested to assist the RDOS Board decision on rezoning, temporary permits and other land use applications.

WATERCOURSE DEVELOPMENT PERMIT AREAS

A Watercourse Development Permit (WDP) is required if non-agricultural disturbance or subdivision of land is proposed within:

- 30 metres of a watercourse;
- 30 metres of the top of bank of a ravine less than 60m wide; or
- 10 metres of the top of bank of a ravine more than 60m wide.

A watercourse may include lakes, rivers, creeks, wetlands, springs and ditches connected to fish bearing waters and may be on an adjacent property.

A property owner must provide the RDOS with sufficient information to determine where a proposed activity is in relation to the WDP area.

WDP's are used to minimize the impact of development on the natural environment and generally apply to areas and activities on privately held lands outside of the Agricultural Land Reserve (ALR). WDP's are required prior to any disturbance of land or vegetation and it is best to contact Regional District staff as early in your planning as possible.

If alteration of land, subdivision or building within a WDP area is proposed, an Assessment Report prepared and signed by a QEP (Qualified Environmental Professional) is required (unless exempt).

This Assessment Report must be submitted and reviewed by the Province of BC, prior to submitting a WDP application to the RDOS (as per Section 6 and 7 of the Riparian Areas Protection Regulation).

DEVELOPMENT PERMITS

- Development Permits have different inclusions and exemptions depending on the type (see your OCP).
- Securities, covenants, and monitoring may be part of the approval.
- Approval of a development permit is required **prior** to development or disturbance.
- The approval of a development permit does not guarantee the approval of a building permit.
- Assessments may be requested at rezoning and development permits may be required at subdivision.
- More information on development permits and applications may be found on the RDOS web site.
- For more information on the Provincial Riparian Areas Regulation : http://www.env.gov.bc.ca/habitat/fish_protection_act/riparian/riparian_areas.html

FEES AND COSTS

Watercourse Development Permit \$300

Expedited WDP \$150.00

Environmentally Sensitive Development Permit \$300.00

Expedited ESDP \$150.00

Consultant assessment fees may depend on the area(s) of expertise of the practitioner, the property location, and complexity of the assessment.