



envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
604-944-0502

July 14, 2020

Ms. Evelyn Riechert, Planner
Regional District of Okanagan Similkameen
101 Martin Street
Penticton, BC
V2A 5J9

Dear Ms. Riechert,

**RE: OCP/ZONING BYLAW AMENDMENTS
WILLOW BEACH DEVELOPMENTS**

In response to the April 24, 2019 letter from Mr. Bill Newell, RDOS Chief Administrative Officer, we have revised our report that was prepared in support of Development Permits for environmentally sensitive and watercourse DP areas.

We have worked collaboratively with Ecoscape Environmental Consultants Ltd. who have addressed deficiencies in the species-at-risk inventory. As a result of the collaborative work, the development layout has been significantly modified to avoid the habitats of sensitive plants and wildlife. The footprint of development has been reduced in size and is generally restricted to the currently disturbed areas of the property.

Please contact me should you require clarification of any of the submitted information.

Sincerely,
ENVIROWEST CONSULTANTS INC.

Ian W. Whyte, P.Ag.
Senior Project Manager

IWW

cc: Josh Turner, Infinity
Mary-Ann Olson-Russello



Naturally, A Higher Standard

June 24, 2020

17-2013.03

Ms. Evelyn Riechert, Planner
Regional District of Okanagan Similkameen
101 Martin Street
Penticton, BC
V2A 5J9

Dear Ms. Riechert,

RE: OCP/ZONING BYLAW AMENDMENTS WILLOW BEACH DEVELOPMENTS

In support of the application by Infinity Properties to develop the Willow Beach property at Osoyoos Lake, Ecoscape Environmental Consultants Ltd. (Ecoscape) prepared a species-at-risk inventory, completed in October 2018. In response to comments received from the Regional District in April 2019, Ecoscape was retained to conduct supplemental studies of species-at-risk. Our findings are included in our October 2019 addendum report.

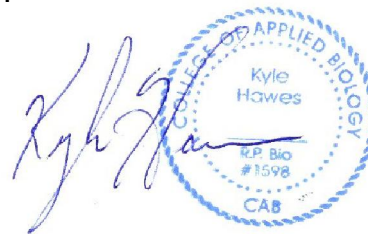
Ecoscape has worked with Envirowest Consultants Inc. in the preparation of their report in support of development permits for the project. While the DP report was prepared by Envirowest, the undersigned are the Qualified Environmental Professionals (QEPs) with respect to the Environmentally Sensitive DP Area portion of the report.

Please contact me should you have any questions regarding our assessments.

Sincerely,
ECOSCAPE ENVIRONMENTAL CONSULTANTS LTD.



Mary Ann Olson-Russello, M.Sc., R.P.Bio.
Senior Natural Resource Biologist



Kyle Hawes, R.P.Bio.
Senior Inventory Specialist

cc: Josh Turner, Infinity
Ian Whyte, Envirowest



INTRODUCTION

Infinity Properties (the Applicant) owns two civic properties at the north end of Osoyoos Lake. A public road (Lakehead Campsite Road aka 202 Avenue) separates the two properties. The Applicant is proposing to develop the two civic properties and the public road (collectively, the Property). A new public roadway would be constructed to provide access to a separately-owned civic property located at the east end of Lakehead Campsite Road.

The proposed development is generally characterized by single-family residential lots. A new public roadway will extend through the development and adjacent to the lake while a strata road will access lots further from the lake. A significant portion of the property will be dedicated as conservation area.

SITE DESCRIPTION

General Site Description

The Property is located at the north end of Osoyoos Lake, approximately 6 kilometres from the Town of Osoyoos. The Property is bounded by Highway 97 to the southwest, Osoyoos Lake to the southeast, Quintal Oxbow channel and conservation lands to the north, a privately-owned property to the east (west of Quintal Oxbow), and fallow agricultural land to the northwest. Except for the highway, these lands are situated on the floodplain of the Okanagan River and generally within a few vertical metres of the lake. The lot located between the lake and Lakehead Campsite Road has historically been used as a campground and more recently as a residential trailer park. Horses have ranged on the lot to the north of Lakehead Campsite Road in recent years.

Legal Data

The proposed development involves two existing lots:

1. 9330 – 202 Avenue
PID 002-036-738
Lot 1, Plan KAP 22229, DL 2450S, Similkameen Division of Yale Land District, Portion L 677, FOR WILLOW BEACH MHP BAYS C/REF 70008.012 ET AL, 17714 WILLOW BEACH Manufactured Home Park
Zoning: CT1s (lake frontage) and RM1
2. no civic address
PID 002-036-967
Lot 675, Plan KAP 2066, DL 2450S, Similkameen Division of Yale Land District, Except Plan 22229 43613 H9726
Zoning: AG1

The total site area is approximately 28.1 ha (69.3 acres). A site survey plan (Figure 1) depicting the current lot boundaries and an aerial photograph of the Property (Figure 2) are included as Attachment A.

Topographic Data

The Property is flat and generally less than 1 vertical metre above the average level of the lake (approximately 278 metres geodetic). Fill has been placed on the lot nearest the lake to provide a nominal level of flood protection.

REGULATORY REQUIREMENTS

Local Government

Development as proposed is subject to rezoning and an amendment of the Official Community Plan (OCP). The Regional District of Okanagan-Similkameen (RDOS) has established OCPs for a number of areas located outside of its urban centres. The OCP for Electoral Area “A” Osoyoos Rural (Bylaw No. 2450, 2008) describes and identifies development permit areas.

Environmentally Sensitive Development Permit (ESDP) areas encompass privately-owned lands considered to be of high and very high ecological sensitivity that are not located within the Agricultural Land Reserve (ALR). Other ecologically sensitive lands located on Crown land or privately-held land within the ALR are identified as Important Ecosystem Areas. Watercourse Development Permit (WDP) areas are those lands located within 30 metres of any stream (including ravines, lakes, wetlands and other drainage features). Maps of these DP areas are included as Schedules C and D of the OCP.

Any proposed development within either or both ESDP or WDP areas require the approval of the Regional Board.

Senior Agencies

Various aspects of the proposed development require the review and approval of senior government agencies. Proposed works affecting streams have been reviewed under Application File No. 8003342 for a Use Approval in accordance with the *Water Sustainability Act* (WSA). The application was submitted to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD). That agency conducted a preliminary review of the proposal; however, there have been significant changes to the development proposal since the initial application to FLNRORD. While the Ministry will continue to review the proposal with respect to potential impacts to species-at-risk, the Use Approval application may be withdrawn as the proposal no longer includes the previously proposed lagoon (and its connection to the lake) and the deep-water intake.

As direct impacts to fish habitat are no longer proposed the proposed development will not be subject to review by Fisheries and Oceans Canada in accordance with the *Fisheries Act*. Pending finalization of the development plan, a Request for Review may be submitted to address minor indirect impacts.

WATERCOURSE DP AREA

QEP Certification

The Watercourse DP section of this report has been prepared by Ian Whyte, P.Ag. Mr. Whyte has 39 years of experience as an environmental consultant and has prepared approximately forty reports in accordance with the detailed methodology of the Riparian Areas Protection Regulation (RAPR). Streamside Protection and Enhancement Areas (SPEAs) described herein are consistent with RAPR.

Description and Map

A map of WDP areas is provided in Schedule D of the OCP and has been replicated for the Property in Figure 3 (Attachment A). More detailed mapping of watercourse areas and SPEAs is provided in Envirowest Drawing No. 946-33-04 (Attachment B). The proposed development plan is depicted by McElhanney Consulting Services Ltd. Sketch 16 (Attachment C). The development plan is also shown relative to the SPEAs on Envirowest Drawing 946-33-05 (Attachment B).

Confirmation of RAA and SPEA Boundaries

The Riparian Assessment Area (RAA) for all streams on the Property is defined as 30 metres from the high water mark (HWM). The RAAs are depicted by Envirowest Drawing No. 946-33-04 (Attachment B). SPEA widths are summarized below for the streams on the Property.

Stream	RAA width	SPEA width
Osoyoos Lake	30 m	15 m
Foreshore Pond	30 m	15 m
Quintal Oxbow	30 m	15 m (30 m due south)
Oxbow Lake	30 m	15 m (30 m due south)
Pond 1	30 m	15 m (30 m due south)
Pond 2	30 m	15 m (30 m due south)
Constructed Channel	30 m	30 m
Historical Channel	N/A	N/A

Description of Streams

Various watercourse features on and adjacent to the Property are described below.

Osoyoos Lake

The lake straddles the Canada-USA border at the south end of the Okanagan River Basin in Canada. The lake is approximately 23.2 km² in area, of which about 64 percent occurs in Canada. The lake supports a variety of native salmonid and non-salmonid species, and additionally supports a number of non-native species. Shoreline habitats are predominated by sands and gravels with minimal in-water vegetation. Riparian habitat is highly manicured and includes weeping willow, Siberian elm and black cottonwood. A relic section of channel adjacent to the lake has evolved to become a seasonally isolated pond (the Foreshore Pond) on the private property east of the Property. While located on an adjacent lot, the HWM for this stream feature was identified as continuous with the lake's HWM. The SPEA for the lake and the Foreshore Pond are both 15 metres from HWM.

Quintal Oxbow

The Quintal Oxbow is a historic channel of the Okanagan River. It was isolated from its main flow when the river was channelized in the 1950s. Restoration efforts in recent years have "rewatered" the oxbow channel by diverting flow from the Okanagan River. The channel is in the order of 20 metres in width and the riparian zone is predominated by water birch and red osier dogwood. A gravel roadway has been constructed along the south bank of the channel along the northeast boundary of the Property. The SPEA for the Quintal Oxbow is 30 metres from HWM.

Oxbow Lake

An isolated oxbow lake that would have been historically contiguous with the natural channel of the Okanagan River occurs in the north-central portion of the Property. Its riparian zone is fairly natural to the east and north (water birch - red osier dogwood predominated) and open/disturbed by grazing to the south and west. Although unconnected from other streams, it is treated as a pond/lake in accordance with RAPR. The SPEA is 15 metres from HWM, widened to 30 metres due south.

Pond 1

This pond was also a historic oxbow of the Okanagan River. It has been heavily disturbed by grazing and access road construction on its south and east sides. A wooden retaining structure forms a portion of its east bank. Its riparian zone is fairly natural to the west and north (water birch - red osier dogwood predominated). While historically a channel it is treated as a

pond/lake in accordance with RAPR. The SPEA is 15 metres from HWM, widened to 30 metres due south. Most of the SPEA to the south of Pond 1 overlaps Pond 2.

Pond 2

Pond 2 is manmade. As can be seen (upon close examination) of Figure 4 (Attachment A), which compares aerial photographs from 1949 and 2007, Pond 2 did not exist in 1949. It was likely excavated as a livestock watering source. It currently has virtually no riparian habitat and is encircled by unvegetated/disturbed ground (vehicle travel surface and grazing). Despite its non-natural origin and lack of connectivity to other streams, it has been assigned a SPEA of 15 metres from HWM, widened to 30 metres due south.

Constructed Channel

A channel was excavated from the northwest corner of the Property to about its centre. The channel has a width of 12 to 15 metres and is surrounded by seasonally-flooded meadow and marsh. The SPEA for this drainage feature is 30 metres.

Historical Channel

Figure 3 (Attachment A) identifies a watercourse that flows eastward across the south-central portion of the Property, discharging to Osoyoos Lake. The 1949 aerial photograph (see Figure 4; Attachment A) depicts a portion of a channel on the approximate alignment of the channel shown in Figure 4. However, this channel does not exist in the 2007 aerial photograph and has not been re-established. No SPEA applies to this non-existent feature.

SPEA Recommendations

All proposed development will be located entirely outside of SPEAS of Osoyoos Lake and all other streams/ponds. A permanently-fenced boundary will encompass these SPEAs and additional lands to be dedicated as conservation area. The only proposed activity within these SPEAs is development of a wildlife migration corridor between Osoyoos Lake and Pond 2.

As the Historical Channel does not exist a SPEA does not apply.

While no development is proposed within the SPEA of Osoyoos Lake, existing uses (primarily recreational) will continue. Fencing will be used to limit impacts to habitats along the lake frontage.

A small portion of the SPEA to the northwest of the Foreshore Pond overlaps the proposed public roadway. As the public roadway is not residential, commercial or industrial in nature RAPR SPEAs do not apply. The small overlap area is therefore exempt from RAPR.

Conservation, Restoration and Impact Mitigation Measures

The SPEA of the Osoyoos Lake foreshore will remain accessible to recreational users (general public within the proposed park at the southernmost portion of the Property, and adjacent private/strata lot owners over the remainder of the lake frontage). Fencing (with gates) will be used to provide a nominal level of protection for sensitive habitats along the lakeshore.

The Foreshore Pond will be protected from development associated impacts by a fence constructed along the boundaries of the Property, generally respecting or exceeding the 15 metre SPEA. The proposed public roadway will occur slightly within the SPEA. A portion of the SPEA located southwest of the Foreshore Pond occurs on the Property and will be left undisturbed to naturally recolonize with vegetation.

During construction, temporary (high visibility construction) fencing will be installed along SPEA (or conservation area) boundaries. These will be replaced with permanent fences as soon as construction scheduling permits. Some fencing may be installed in conjunction with retaining walls.

The SPEAs of the Quintal Oxbow, the Oxbow Lake, Pond 1, Pond 2 and the Constructed Channel all occur inside the boundary of the proposed conservation area (described further below).

A “hard boundary” will be constructed along the interface between the northern edge of the development area and SPEA/conservation area boundary. This boundary will include a minor retaining wall (less than 1 metre height) in combination with permanent chain-link fencing.

The existing access roadway that extends along the south side of the Quintal Oxbow is proposed to be retained to be used for land management purposes.

Some restoration/enhancement measures are proposed within the portion of the site to be dedicated as conservation area, some of which overlaps SPEAs. Further details on these enhancement works are described below in the context of the Environmentally Sensitive Development Permit (ESDP).

Opinion Regarding HADD

Previous versions of the proposed development included direct impacts to fish habitat. These elements of the proposal have been removed from the current version of the development plan

such that Harmful Alteration, Disruption or Destruction (HADD) of fish habitat, as defined by both the RAPR and the *Fisheries Act*, are no longer anticipated.

Environmental Monitoring and Security

The following summarizes costs associated with SPEA protection measures, enhancements and mitigation works. Monitoring will include supervision of enhancement/restoration works, construction period monitoring, and long-term monitoring and reporting of habitat works to ensure success

SPEA delineation	\$2,000
Temporary fencing	\$10,000
Permanent fencing	\$75,000
Restoration/enhancement works within SPEAS	\$20,000
Supervision/management	\$10,000
Construction period monitoring	\$10,000
Long term monitoring	\$15,000
TOTAL:	\$142,000

ENVIRONMENTALLY SENSITIVE DP AREA

QEP Certification

The Environmentally Sensitive DP section of this report has been prepared by Ian Whyte, P.Ag. on the basis of assessment and reporting by Ecoscape Environmental Consulting Ltd. The principal authors of the Ecoscape report are Ms. Mary Ann Olson-Russello, R.P.Bio. and Mr. Kyle Hawes, R.P.Bio. Ms. Olson-Russello and Mr. Hawes are the QEPs responsible for the information provided in support of the Environmentally Sensitive DP. The complete Ecoscape report and its addendum report will be submitted separately/concurrently with this report.

Ecological Assessment

Ecoscape conducted field assessments in 2017, 2018 and 2019. During the first two years the Property was flooded through much of the spring and summer periods as a result of high-water levels in Osoyos Lake and/or high groundwater levels. The flood conditions imposed some limitations on the assessments. Lower water levels in 2019 allowed a more thorough assessment to be completed. Ecoscape prepared a report (the 2018 report) based on the first two years of assessment and an addendum report (the 2019 addendum report) that addressed comments received following review of the initial assessment report. Both reports will be forwarded concurrently with this report.

A map of Environmentally Sensitive Development Permit (ESDP) areas is provided in Schedule C of the OCP and has been replicated for the Property in Figure 5 (Attachment A). The OCP map identifies all of the northern lot (Lot 675) as ESDP and the remainder of the Property is not classified. The OCP map also identifies the Quintal Oxbow as Important Ecosystem.

Ecoscope stratified the Property into ten ecosystem types that were applied to twenty-six (26) polygons on the property. These polygons are depicted on Figure 2 in the 2018 report. Five of the ten ecosystem types are anthropogenic and or non-vegetated. Three of the natural ecosystem types are Provincially ranked. Water birch – red osier dogwood swamp and Ponderosa pine – Nootka rose – poison ivy ecosystems are Provincially red-coded, while cattail marsh is Provincially blue-coded. Ecoscope also noted that sections of the Osoyoos Lake foreshore are designated a Red Zone for freshwater mussels. Sections of the lake foreshore are also designated Black Zone and Yellow Zone for potential foreshore plants.

Ecoscope provided habitat overviews for a number of species-at-risk found or expected on the property. Species included:

- yellow-breasted chat
- great basin spadefoot toad
- western painted turtle
- great blue heron
- barn swallow
- California gull
- red-necked phalarope
- red-rooted cyperus
- peach-leaf willow

Ecoscope identifies the Urban and Rural ecosystem types as being of least risk for development. They also identified two adjacent polygons (16 and 17) as areas that could support development subject to suitable habitat compensation/enhancement being provided.

The 2019 addendum report focused on several species that the Ministry of Forests, Lands, Natural Resource Operations and Rural Development identified for further assessment. These included:

- gopher snake;
- pallid bat;
- tiger salamander; and
- various plant species-at-risk.

The 2019 addendum report focused on the delineation of suitable habitats for the species-at-risk and the methodology for determination of critical habitats.

Impact Assessment and Mitigation

Proposed Development

The proposed development is generally characterized as a single-family residential development with both fee-simple and strata lots. A public roadway will extend into the site and parallel to the lakeshore. A private strata road will loop off of the public road to access lots further from the lake. A plan of the proposed development is shown in Attachment C.

The Property is approximately 28.06 ha (69.3 acres) in size. Approximately 19.3 ha (47.7 acres), or approximately 69 percent of the property is proposed to be dedicated for conservation purposes. A wildlife migration route will be established between the Foreshore Pond and Pond 2, primarily to provide a migration route for painted turtles. The route will include a wide-spanning culvert under the public roadway, with natural substrates throughout the culvert. A landscaped corridor will be developed from the north side of the culvert to Pond 2, where additional landscape enhancements would be provided.

Following the post-construction monitoring period management of the conservation lands it is proposed that these areas be handed over to a conservation organization.

Direct Impacts to Habitats

The proposed development occurs almost exclusively within the Urban and Rural ecosystem types delineated by Ecoscape, which they deemed to be the Least Risk Developable Area. The northern boundary of the development proposes nominal encroachment into the adjacent Seasonally Flooded Field. The northern boundary of the proposed development area is based on a probable southern extent of spadefoot migration between ponds 1 and 2 and the lands west of Highway 97. The proposed development footprint also extends eastward into a zone of potential water birch – red osier dogwood landscape enhancement adjacent to the riparian zone of the Quintal Oxbow. The estimated impacts to these two areas are:

approximately 8,795 m² into Seasonally Flooded Field; and

approximately 1,931 m² into potential water birch swamp – red osier dogwood enhancement area.

Enhancement landscaping adjacent to Pond 2 is proposed to offset these losses. Details of proposed compensation habitats have not been produced at this time. Consultation with senior environmental agencies will be undertaken before detailed design work commences.

Edge Effects

The development area will require filling to provide flood-proof elevations for lots and roads. Where required, a low vertical retaining structure will be used to create a “hard boundary” separating developed and natural areas. Fencing appropriate to the setting will be aligned along the top of the retaining structures. Fencing will in most instances be chain-link as that form of fence is durable and is effective in keeping domestic pets from accessing the natural areas. A hedge should also be installed on the development side of the fence (on residential lots) to visually buffer the conservation area. Unless specifically requested by the Regional District, public access to the conservation area is not proposed. Following completion of the development, access should be restricted to authorized conservation groups and public officials.

Compensation and Mitigation Works

Significant portions of the proposed conservation area have been degraded by horses that, until recently, had access to the area for many years. Relocation of the horses will contribute to the recovery of areas affected by grazing/trampling.

Lands in the vicinity of the proposed conservation area are currently inhabited by a number of non-native vegetation species that limited the natural productivity of the area. In areas where landscape enhancement is proposed the non-native vegetation would first be eradicated.

Erosion and sediment control (ESC) plans will need to be developed for various aspects/phases of the project.

Timing windows for activities such as instream works and land-clearing need to be respected to protect fish, other aquatic lifeforms and, in particular, nesting birds.

Ecoscope identified beach grooming as an activity limiting the functional value of the beach area to sustain species-at-risk, most notably plants. A beach management plan may be warranted.

A number of species-specific mitigation works are recommended. Two specific enhancements that could be implemented in and about ponds 1 and 2 in conjunction with the proposed wildlife migration corridor include:

increase habitat for yellow-breasted chat by planting thickets of shrubs such as rose; and

increased and/or improved habitat for western painted turtles can be developed by providing basking sites and elevated nesting sites

Short- and Long-Term Impacts

The anticipated short-term impacts of the proposed development can be mitigated by scheduling works to avoid critical life history requirements (most notable breeding/reproductive) of species-at-risk. Once the development boundary is established most aspect of site construction can be undertaken in isolation of habitat areas. Enhancement and habitat compensation works can be scheduled around key periods.

In the long-term, the proposed development and conservation works are expected to have a net positive effect that is expected to be supported by long-term monitoring.

Cumulative and Residual Effects

The Property is one of the largest and last remaining sites at the north end of Osoyoos Lake subject to potential development. As such, development of the Property will not initiate further development in the area. The only other local property considered to have development potential is the private lot to the east along the lake foreshore. Much of that lot will be encompassed by SPEAs.

Once complete, all residual impacts are expected to have been sufficiently mitigated and/or compensated for such that all species-at-risk are either unaffected or have benefited from the works.

Environmental Monitoring and Security

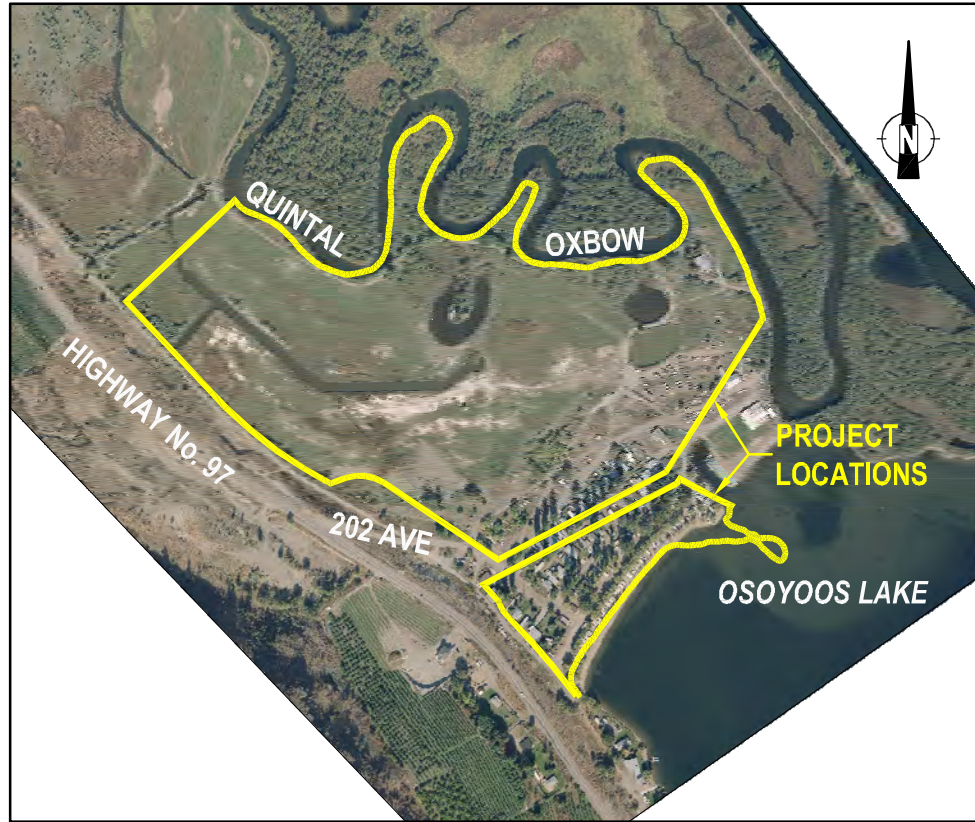
The following summarizes costs associated with non-SPEA protection measures, enhancements and mitigation works. Monitoring will include supervision of enhancement/restoration works, construction period monitoring, and long-term monitoring and reporting of habitat works to ensure success. Contingency budget has been added to address potential deficiencies that may become apparent during long-term monitoring. Note that fencing of conservation area boundaries was addressed by the cost estimate for WDP areas, provided above.

Initial invasive plant eradication	\$10,000
5 year follow up – invasive plants	\$10,000
Habitat – yellow-breasted chat	\$20,000
Habitat – painted turtle	\$20,000
Habitat – general	\$25,000
Supervision/management	\$10,000
Construction period monitoring	\$10,000
Long term monitoring	\$30,000
Contingency on habitat costs	\$10,000
TOTAL:	\$145,000

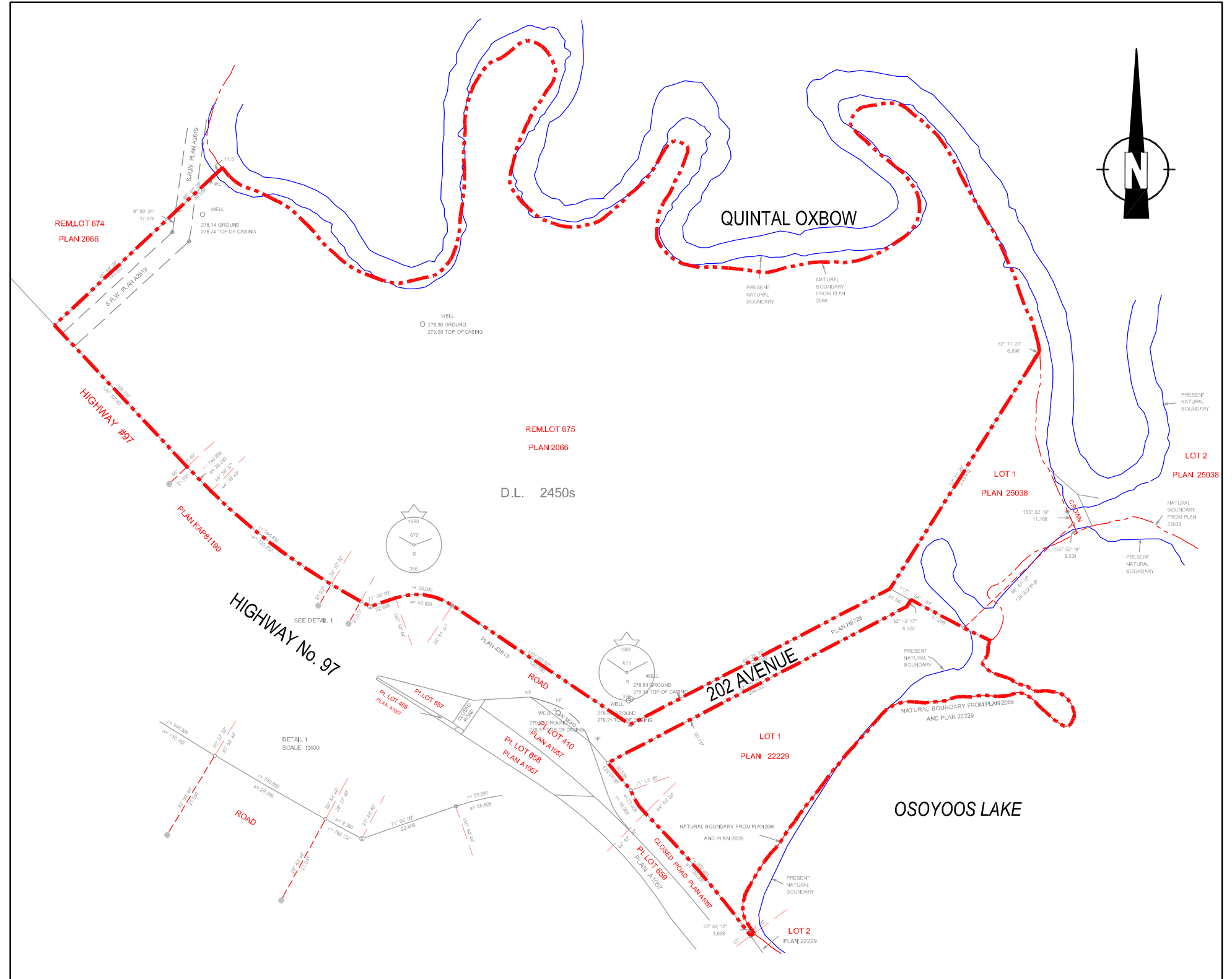
ATTACHMENT A

FIGURES

LOCATION
SCALE 1:10000



PLAN
SCALE 1:4000



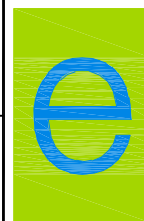
DATE: 2018-10-31 - 1:03pm
PATH: \\ENV-FSR\Alpha\Envirowest Files\2018\Rest of BC\946-33 Osoyoos Lake\AutoCAD\Final\Figure 1 Legal Plan.dwg
LAYOUT: Figure 1

REFERENCE DRAWING

1. File No. 970692.POS. "Posting Plan of 1) D.L. 2450s, S.D.Y.D., PLAN 22229, 2) Lot 1, D.L. 2450s, S.D.Y.D., Plan 25038 (see plan as to limited access), 3) Lot 675, D.L. 2450s, S.D.Y.D., Plan 2066 Except Plans 22229, 43613, and H9726". 2007. Pendergraft Professional Land Surveying Inc.
2. 2007 Ortho Photograph From Eagle Mapping Ltd.

INFINITY PROPERTIES
Langley, BC

WILLOW BEACH DEVELOPMENTS
Osoyoos, BC



envirowest consultants inc.

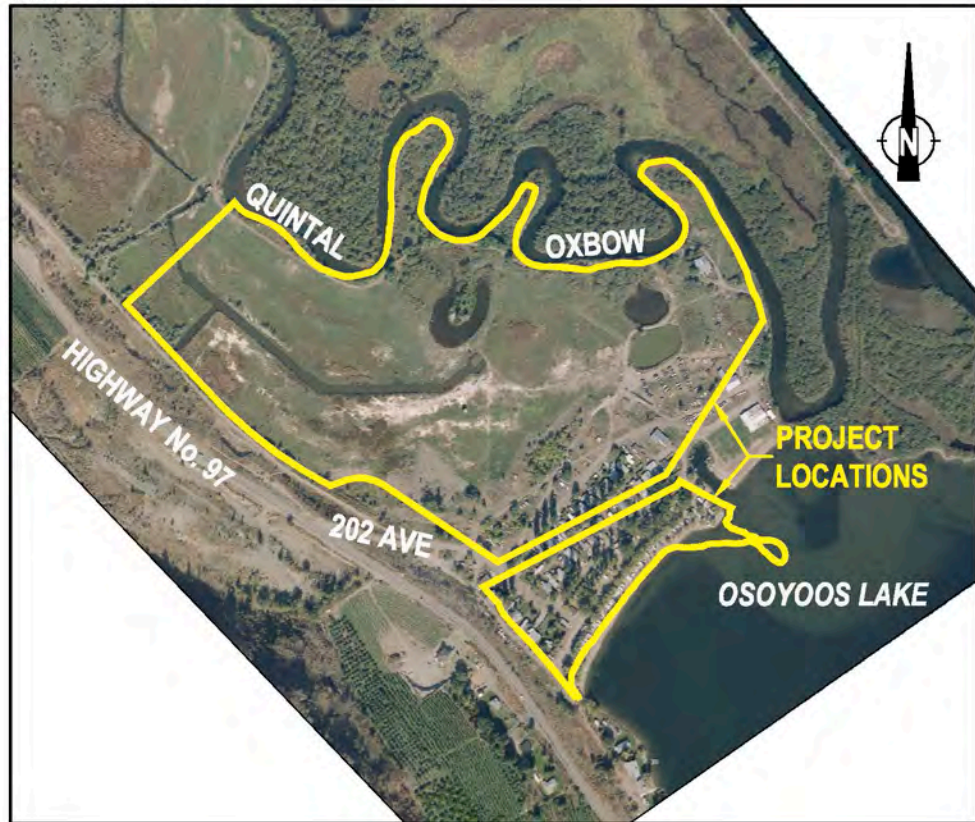
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

LEGAL PLAN

DESIGN: IWW	DRAWN: SCM	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: As Shown	DRAWING NUMBER:			FIGURE 1
DATE: October 31, 2018				

LOCATION
SCALE 1:10000



PLAN
SCALE 1:4000




DATE: 2018-10-31 - 1:04pm
PATH: \\ENV-FS-R\Alpha\Envirowest Files\2018\Rest of BC\946-33 Osoyoos Lake\AutoCAD\Final\Figure 2 Aerial Photo.dwg
LAYOUT: Figure 2

REFERENCE DRAWING
1. File No. 970692.POS. "Posting Plan of 1) D.L. 2450s, S.D.Y.D., PLAN 22229, 2) Lot 1, D.L. 2450s, S.D.Y.D., Plan 25038 (see plan as to limited access). 3) Lot 675, D.L. 2450s, S.D.Y.D., Plan 2066 Except Plans 22229, 43613, and H9726". 2007. Pendergraft Professional Land Surveying Inc.
2. 2007 Ortho Photograph From Eagle Mapping Ltd.

INFINITY PROPERTIES
Langley, BC

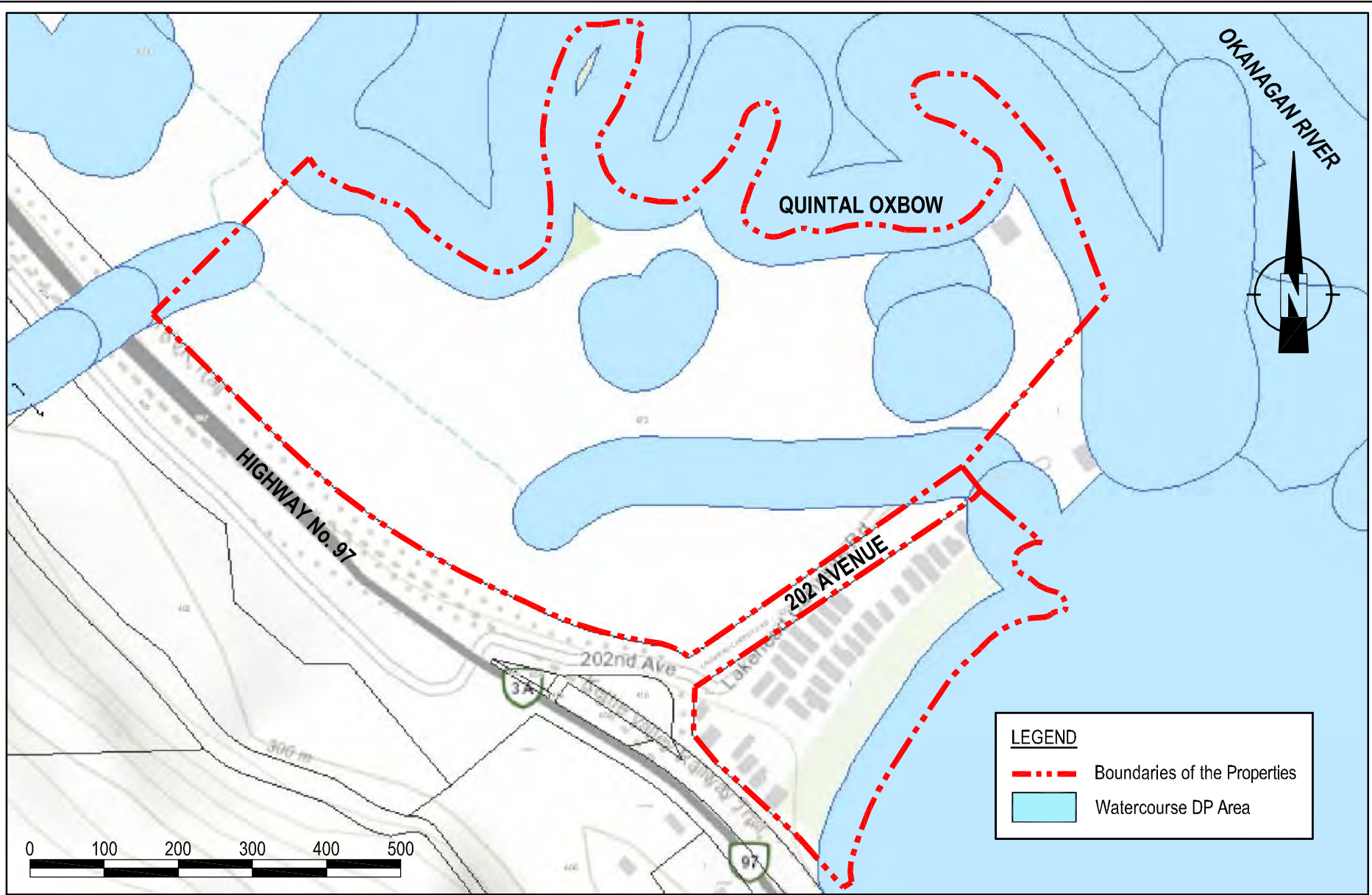
WILLOW BEACH DEVELOPMENTS
Osoyoos, BC



envirowest consultants inc.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507
www.envirowest.ca

AERIAL PHOTO

DESIGN: IWW	DRAWN: SCM	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: As Shown			DRAWING NUMBER:	
DATE: October 31, 2018			FIGURE 2	



LEGEND

- - - Boundaries of the Properties
- Watercourse DP Area

DATE: 2016-10-31 - 1:15pm
 PATH: \\EN\FR\A\Envirowest\Files\2018\Rest of BC\946-33_Osoyoos Lake\A\m\CD\Final\Figure 3 CCP Mapping Watercourses.dwg
 LAYOUT: Figure 3

REFERENCE DRAWING
 Base Map from Regional District Okanagan-Similkameen Website.
 (www.rdos.bc.ca/developments/information-services/mappings/
 parcel maps).

INFINITY PROPERTIES
 Langley, BC

WILLOW BEACH DEVELOPMENTS
 Osoyoos, BC



envirowest consultants inc.
 Suite 101 - 1515 Broadway Street
 Port Coquitlam, British Columbia
 Canada V3C 6M2
 office: 604-944-0502
 facsimile: 604-944-0507
 www.envirowest.ca

DRAFT

OCMAPPING WATERCOURSES

DESIGN:	DRAWN:	CHECKED:	REVISOR:	REVISION DATE:
	SCM	IWW	00	
SCALE:	1:7500			DRAWING NUMBER:
DATE:	October 31, 2018			FIGURE 3

1949



2007



DATE: 2018-10-31 - 1:11pm
 PATH: I:\ENR\SR\Aerial\Envirowest Files\2018\Rest of BC\946-33 Osoyoos Lake\Aerial\CAD\Final\Figure 4 Historical Aerial Photos.dwg
 LAYOUT: FIGURE 4

INFINITY PROPERTIES
 Langley, BC

WILLOW BEACH DEVELOPMENT
 OSOYOOS LAKE



envirowest consultants inc.

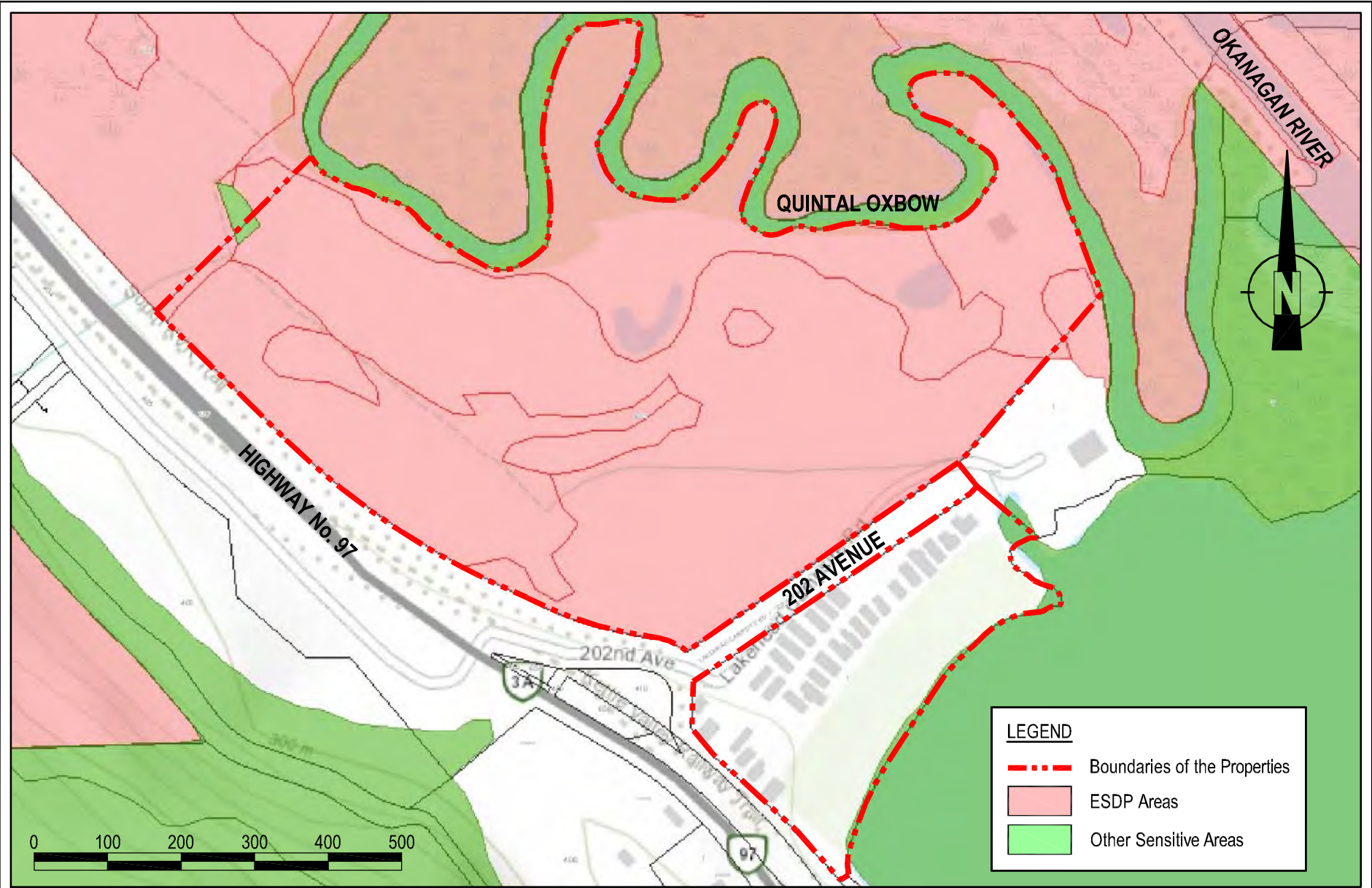
Suite 101 - 1515 Broadway Street
 Port Coquitlam, British Columbia
 Canada V3C 6M2
 office: 604-944-0502
 facsimile: 604-944-0507

www.envirowest.ca

HISTORICAL AERIAL PHOTOS

DESIGN:	DRAWN:	CHECKED:	REVISOR:	REVISION DATE:
	SDJ		00	
SCALE:	As Shown			DRAWING NUMBER:
DATE:	October 31, 2018			FIGURE 4

DATE: 2016-10-31 - 1:18pm
 PATH: \\ENVI\FR\A\Envirowest Files\2018\Rest of BC\946-33_Osoyoos Lake\A\OC\DP\Final\Figure 5 Environmental\ Sens\fig
 LAYOUT: Figure 5



REFERENCE DRAWING
 Base Map from Regional District Okanagan-Similkameen Website.
 (www.rdos.bc.ca/developments/information-services/mappings/
 parcel maps).

INFINITY PROPERTIES
 Langley, BC

WILLOW BEACH DEVELOPMENTS
 Osoyoos, BC

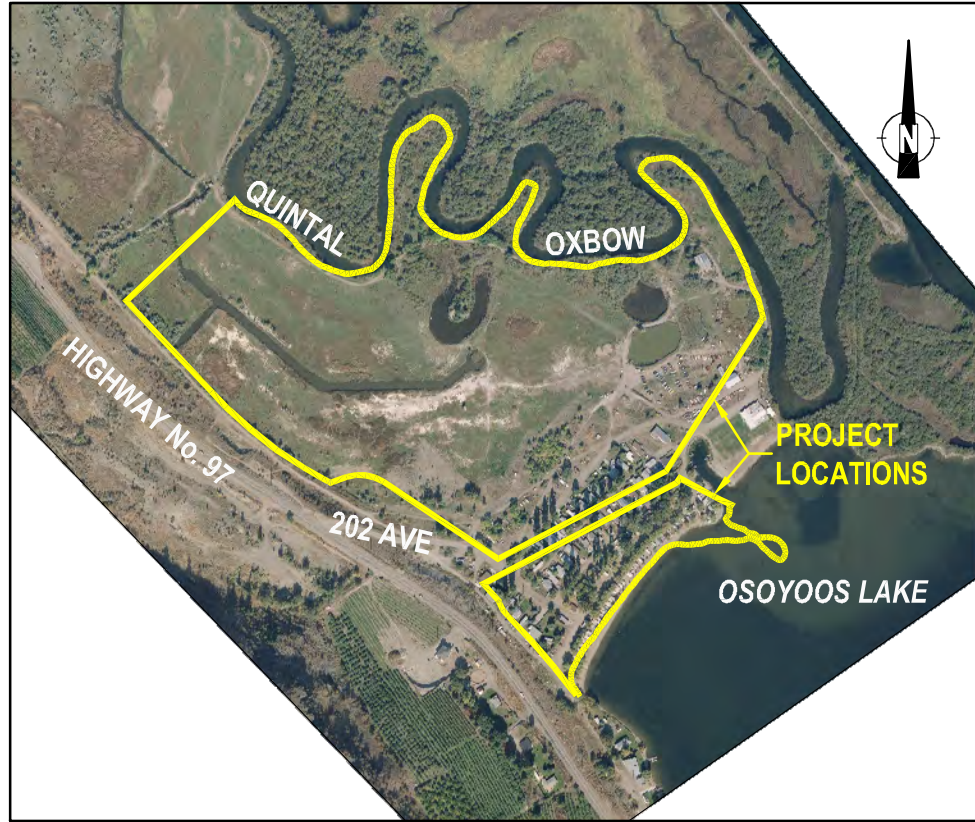


envirowest consultants inc.
 Suite 101 - 1515 Broadway Street
 Port Coquitlam, British Columbia
 Canada V3C 6M2
 office: 604-944-0502
 facsimile: 604-944-0507
 www.envirowest.ca

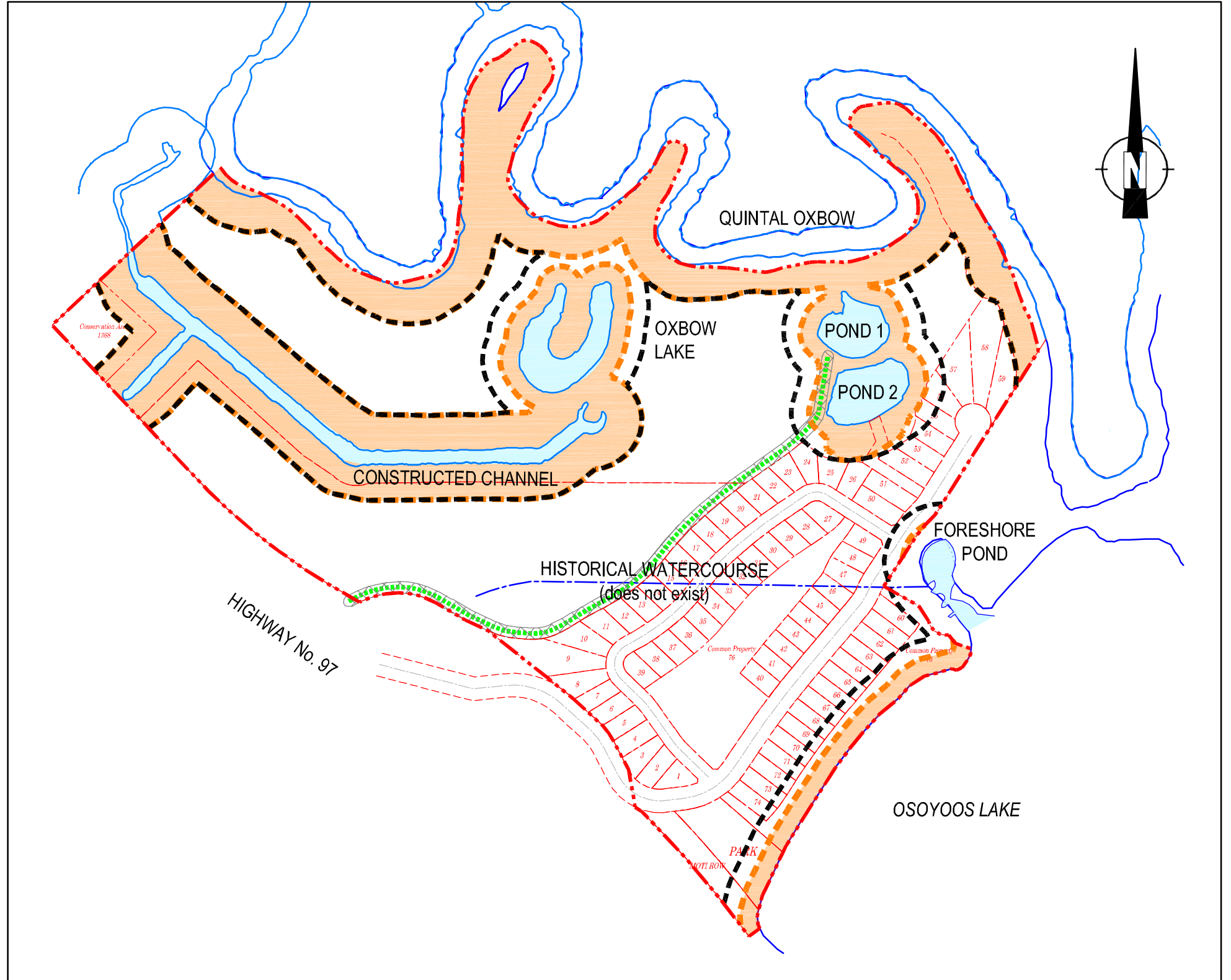
ENVIRONMENTALLY SENSITIVE AREAS OCP MAPPING				
DESIGN:	DRAWN: SCM	CHECKED: IWW	REVISOR: 00	REVISION DATE:
SCALE: 1:7500	DRAWING NUMBER: FIGURE 5			
DATE: October 31, 2018				

ATTACHMENT B
ENVIROWEST DRAWINGS

LOCATION
SCALE 1:10000



PLAN
SCALE 1:4000



LEGEND

- - - - Project Boundary
- - - - RAPR SPEA
- - - - Riparian Assessment Area Boundary

REFERENCE DRAWING

1. File No. 970692.POS. "Posting Plan of 1) D.L. 2450s, S.D.Y.D., Plan 22229, 2) Lot 1, D.L. 2450s, S.D.Y.D., Plan 25038 (see plan as to limited access). 3) Lot 675, D.L. 2450s, S.D.Y.D., Plan 2066 Except Plans 22229, 43613, and H9726". 2007. Pendergraft Professional Land Surveying Inc.
2. Email: Willow_Beach_Topo_Survey_April_18th_2017_with_Overlay_cleanup.dwg. Received May 02, 2018. Ecoscape Environmental Consultants Ltd.
3. Email: ACAD-20-06-09 2422-03074-0 Sketch 16 Rev 1-Model.dwg. Received June 09, 2020. McElhanney.
4. 2007 Ortho Photograph From Eagle Mapping Ltd.

INFINITY PROPERTIES
Langley, BC

WILLOW BEACH DEVELOPMENTS
Osoyoos, BC



envirowest
www.envirowest.ca

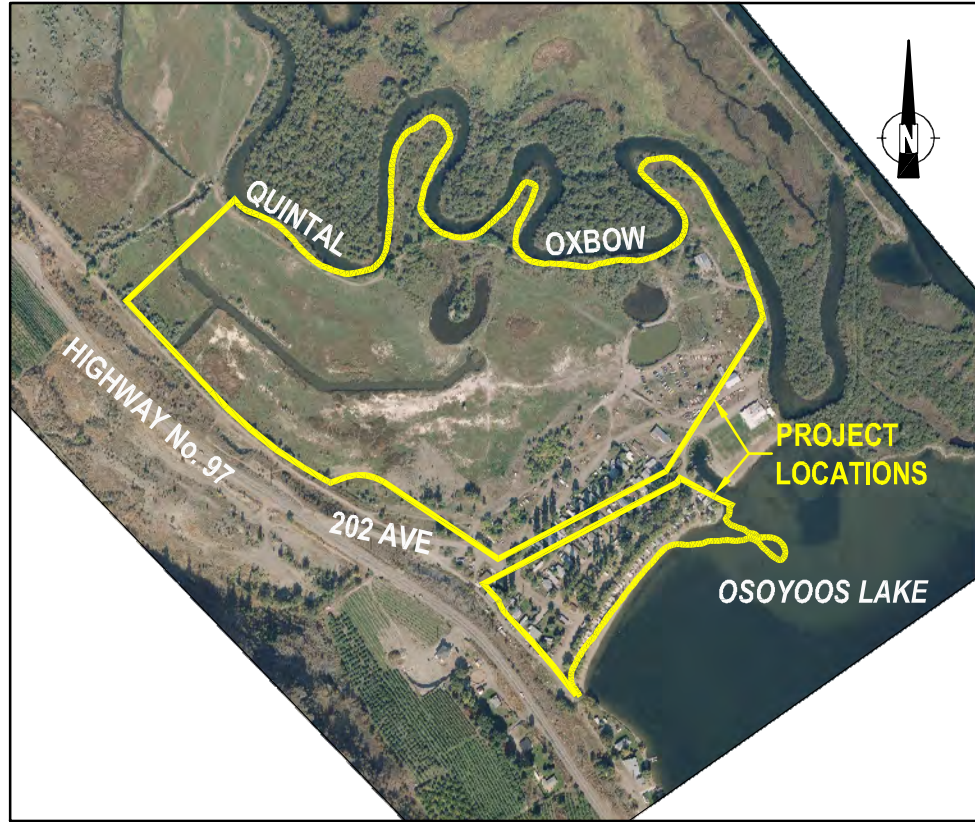
envirowest consultants inc.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2

office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

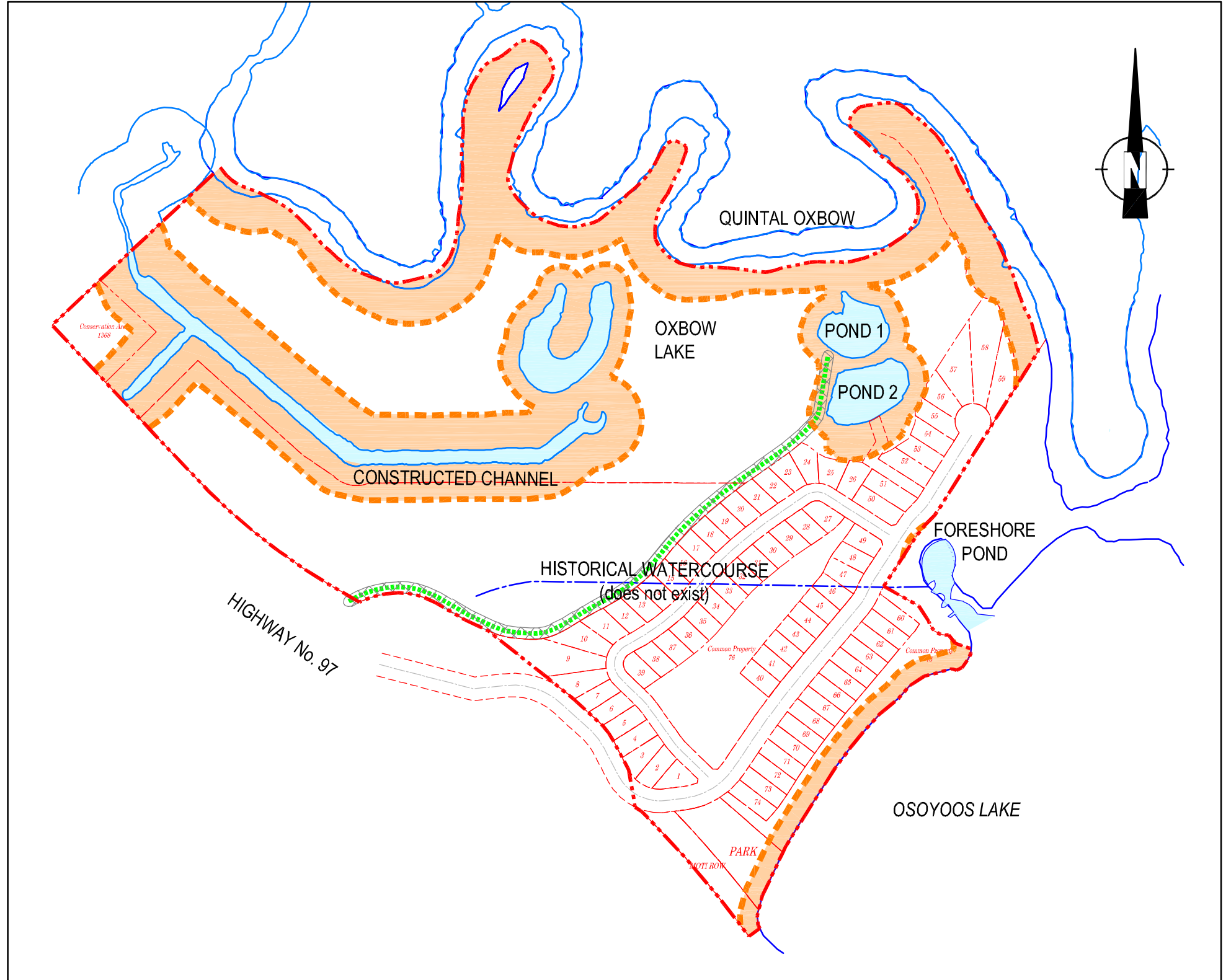
RAPR SPEAs

DESIGN: IWW	DRAWN: SCM	CHECKED: IWW	REVISION: 01	REVISION DATE: June 24, 2020
SCALE: As Shown			DRAWING NUMBER:	
DATE: October 31, 2018			946-33-04	

LOCATION
SCALE 1:10000



PLAN
SCALE 1:4000



LEGEND	
	Project Boundary
	RAPR SPEA
	Streamside Protection And Enhancement Area

REFERENCE DRAWING

1. File No. 970692.POS. "Posting Plan of 1) D.L. 2450s, S.D.Y.D., Plan 22229, 2) Lot 1, D.L. 2450s, S.D.Y.D., Plan 25038 (see plan as to limited access). 3) Lot 675, D.L. 2450s, S.D.Y.D., Plan 2066 Except Plans 22229, 43613, and H9726". 2007. Pendergraft Professional Land Surveying Inc.
2. Email: Willow_Beach_Topo_Survey_April_18th_2017_with_Overlay_cleanup.dwg. Received May 02, 2018. Ecoscape Environmental Consultants Ltd.
3. Email: ACAD-20-06-09 2422-03074-0 Sketch 16 Rev 1-Model.dwg. Received June 09, 2020. McElhanney.
4. 2007 Ortho Photograph From Eagle Mapping Ltd.

INFINITY PROPERTIES
Langley, BC

WILLOW BEACH DEVELOPMENTS
Osoyoos, BC



www.envirowest.ca

envirowest consultants inc.

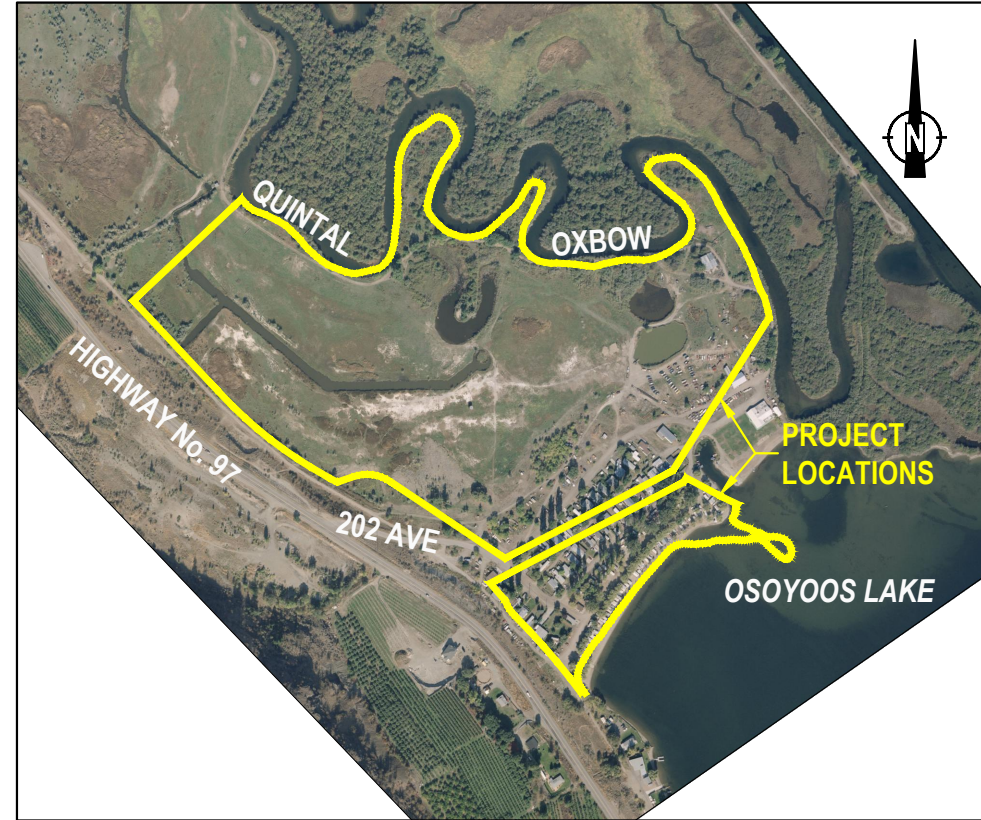
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2

office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

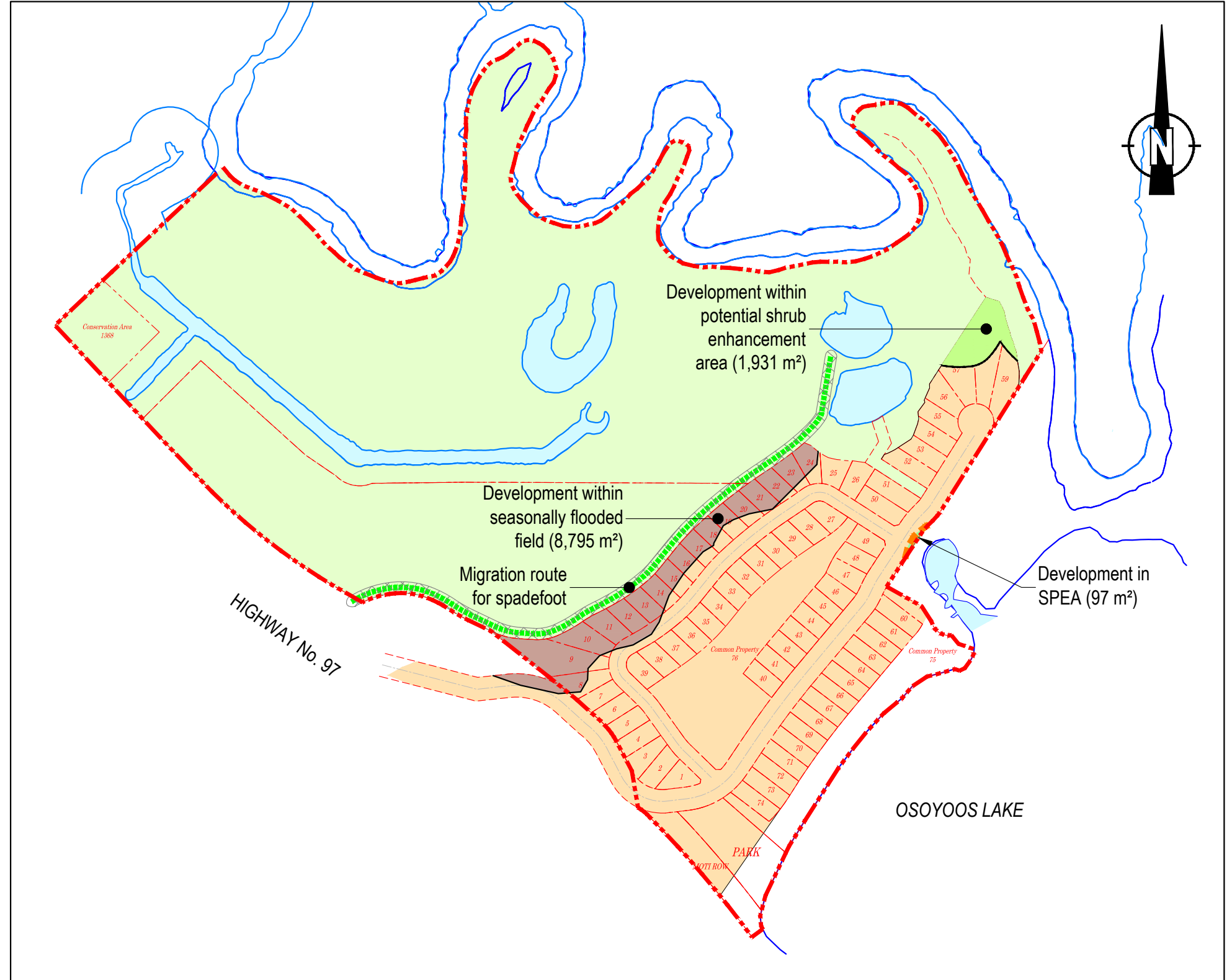
WATERCOURSE DEVELOPMENT LAYOUT

DESIGN: IWW	DRAWN: SCM	CHECKED: IWW	REVISION: 02	REVISION DATE: June 24, 2020
SCALE: As Shown	DATE: October 31, 2018		DRAWING NUMBER: 946-33-05	

LOCATION
SCALE 1:10000



PLAN
SCALE 1:4000



LEGEND

	Project Boundary
	Conservation Area
	Development within Flooded Field
	Development within Least Risk Area

REFERENCE DRAWING

1. File No. 970692.POS. "Posting Plan of 1) D.L. 2450s, S.D.Y.D., Plan 22229, 2) Lot 1, D.L. 2450s, S.D.Y.D., Plan 25038 (see plan as to limited access). 3) Lot 675, D.L. 2450s, S.D.Y.D., Plan 2066 Except Plans 22229, 43613, and H9726". 2007. Pendergraft Professional Land Surveying Inc.
2. Email: Willow_Beach_Topo_Survey_April_18th_2017_with_Overlay_cleanup.dwg. Received May 02, 2018. Ecoscape Environmental Consultants Ltd.
3. Project No. 2422-03074-0. Drawing No. Sketch 15. "Willow Beach Development Concept 9330 202 Avenue, Osoyoos, BC". November 02, 2018; McElhanney Consulting Services Ltd.
4. Email: ACAD-20-06-09 2422-03074-0 Sketch 16 Rev 1-Model.dwg. Received June 09, 2020. McElhanney.
5. 2007 Ortho Photograph From Eagle Mapping Ltd.

INFINITY PROPERTIES
Langley, BC

WILLOW BEACH DEVELOPMENTS
Osoyoos, BC

envirowest
www.envirowest.ca

envirowest consultants inc.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

DEVELOPMENT IMPACTS

DESIGN: IWW	DRAWN: SCM	CHECKED: IWW	REVISION: 03	REVISION DATE: July 14, 2020
SCALE: As Shown			DRAWING NUMBER: 946-33-06	
DATE: October 31, 2018				

DATE: 2020-07-14 - 7:40am
PATH: \\ENV-FS-RIA\alpha\Envirowest Files\2020\Rest of BC\946-33 Osoyoos Lake\AutoCAD\Final\946-33-06R03 Development Impacts.dwg
LAYOUT: 946-33-06

ATTACHMENT C

**DEVELOPMENT PLAN
(McElhanney Consultants)**

