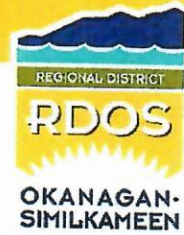


# Regional Growth Strategy Sustainability Checklist

An easy to use checklist to assess whether new development meets the intent of the South Okanagan Regional Growth Strategy's (RGS) sustainability policies.



## Aim of this Checklist

This sustainability checklist aims to provide the Regional District Board, staff and advisory bodies with the necessary information to ensure that new development in the south Okanagan is consistent with the policies and intent of the RGS.

Importantly, the intent of the checklist is not to “pass” or “fail” proposals, but is to assist applicants and the Regional District in working together to achieve the vision set out in the RGS.

## Application & Instructions

All applicants major *Official Community Plan* bylaw amendments or possible RGS amendments are requested to complete the Sustainability checklist.

Please take the time to review and complete the checklist, providing as much detail as possible. If necessary, please provide a supplementary letter explaining, in more detail, how the proposal meets the criteria listed in the checklist. Any supporting information or plans may be attached to the checklist.

Not all criteria will apply in every situation. Where criteria are found to be not applicable, reasoning for that conclusion should be provided.

The checklist is divided into 6 sections, one for each of the key elements of the RGS.

### Economy:

Promote sustainable economic diversification

### Governance:

Foster inclusive and accountable governance

### Environment:

Ensure the health of ecosystems

### Infrastructure:

Maximize the efficient use of infrastructure

### Human Settlement:

Strengthen rural and urban community identify

### Social:

Create safe, culturally diverse and healthy communities

## Definitions & Helpful Information

- Affected First Nations:** First Nations in this area whom you may need to consult with, in alphabetical order are: Lower Similkameen Indian Band, Okanagan Nation Alliance, Osoyoos Indian Band, Penticton Indian Band, and Upper Similkameen Indian Band
- ALR:** For clarification on whether a property is either in or bordering the ALR please speak with RDOS Planning staff. For additional information on the ALR see the Agricultural Land Commission website: [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)
- Alternative Transportation:** modes of transportation other than personal automobile use (e.g. cycling, walking, transit).
- Conservation Area:** An area set aside by government agencies, land owners or land conservation organizations for the protection of species and habitats
- Designated Archeological Sites:** Check with RDOS Planning staff for locations in your area. Check the Tourism, Culture and the Arts Ministry website for further information  
[http://www.tca.gov.bc.ca/archaeology/property\\_owners\\_and\\_developers/index.htm](http://www.tca.gov.bc.ca/archaeology/property_owners_and_developers/index.htm)
- Ecology:** The living (e.g. plants and animals) and nonliving (e.g. soils) parts of the environment including processes and function.
- Energy and Water Conservation:** Methods and products that reduce energy and water usage. For ideas: <http://www.cmhc-schl.gc.ca/en/inpr/su/waco/index.cfm>, or <http://www.housing.gov.bc.ca/building/green/>
- Environmental Impact Assessment:** A report outlining the project being proposed, its anticipated effects, and environments likely to be affected, as they relate to human and nonhuman environments. It should include information on the area prior to disturbance, impacts, mitigation and alternative approaches to minimize adverse impacts and maximize benefits. Please see the Environmental Planning section of our website at <http://www.rdos.bc.ca/index.php?id=541>.
- Environmentally Sensitive Lands:** Lands identified as containing sensitive or important ecosystems which are rare or fragile ecosystems, see [www.rdos.bc.ca](http://www.rdos.bc.ca) mapping section for the location of these ecosystems or <http://www.env.gov.bc.ca/sei/whatsnew.html> for further information.
- Green Building Standards:** There are several recognized rating systems in Canada, for more information see: <http://www.cagbc.org/>, [www.housing.gov.bc.ca/building/green](http://www.housing.gov.bc.ca/building/green)
- High tech:** Involving the most advanced technology and science available.
- Knowledge based:** Involving educational or intellectual products or services where workers produce ideas, knowledge, and information.
- Private Managed Forest Lands:** To see locations in the South Okanagan: [www.pmflc.ca/maps/penticton3.pdf](http://www.pmflc.ca/maps/penticton3.pdf)
- Progressive rain water management:** Systems employed to recover and use rain water on site as opposed to draining it offsite. For ideas and techniques: <http://www.waterbucket.ca/okw/>
- Progressive Waste Management:** Could include the use of goods containing a high percentage of recycled materials, recovery and reuse of demolition items on site or finding another user for those items. Further information contact RDOS Solid Waste Department [www.rdos.bc.ca/index.php?id=74](http://www.rdos.bc.ca/index.php?id=74)
- Provincial Buffer Guidelines for Important Species,** see table 4.2  
[http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/develop\\_with\\_care\\_intro.html](http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/develop_with_care_intro.html)
- Rural (secondary) Growth Area:** Please see your local Official Community Plan to determine whether or not your proposal lies within Rural Growth Area.
- Value added:** As in an industry that processes a product in some way before reselling to the consumer.
- Watercourse:** Includes any of the following that provides fish habitat: a watercourse, whether it usually contains water or not; a pond, lake, river, creek or brook, and; a ditch, spring or wetland that is connected by surface flow to a watercourse." [www.rdos.bc.ca](http://www.rdos.bc.ca) mapping section to check for location. Non fish bearing watercourses may be considered environmentally sensitive lands. Sensitive lands around watercourses include land 30 meters from a watercourse or from the top of ravine bank in the case of a ravine less than 60.0 meters wide and within 10 meters of the top of the ravine bank in the case of a wider ravine that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse.

ECONOMY - promote a sustainable local economy which impacts positively on the region's character		answers
1. Please estimate and describe the jobs created by this project both during and after construction, with specific reference to the number of jobs, their duration, and the nature of the work. Explain your rationale.		
PLEASE SEE ATTACHED NOTE - PAGE NO. 1 AND NO. 2		
For INDUSTRIAL, COMMERCIAL, or MIXED-USE projects only		
2. Please describe how your project meets <b>one or more</b> of the following criteria:		n/a
<ul style="list-style-type: none"> <li>• high-tech and</li> <li>• value-added</li> <li>• supports agriculture</li> <li>• knowledge-based</li> <li>• supports tourism</li> <li>• provides services to the local area</li> </ul>		

GOVERNANCE – promote participatory, accessible, decision making through communication, education, accountability and transparency		answers		
1. <b>Affected First Nations</b> have been advised in regards to this project (please provide record of consultation and any comments received). Describe:		Yes	No	n/a
			X	
2. Local residents have been advised in regards to this project (please provide record of consultation and any comments received). Describe:		Yes	No	n/a
OCP AMENDMENTS REQUIRE CONSULTATION			X	

ENVIRONMENT – protect open space, biodiversity and environmentally sensitive areas		answers		
1. An <b>Environmental Impact Assessment</b> has been completed for this project. Date: _____ (please attach) <i>EIA HAS NOT BEEN COMPLETED FOR 5 LOT SUBDIVISION</i>		Yes	No	n/a
			X	
2. This development protects identified <b>Environmentally Sensitive Lands</b> . Describe:		Yes	No	n/a
		X		
3. This development is situated at least 100m from any designated <b>Conservation Area</b> .		Yes	No	n/a
4. This development is situated at least 30m from any <b>watercourse</b> .		Yes	No	n/a
5. This development meets provincial <b>Buffer Guidelines for Important Species</b> .		Yes	No	n/a
6. This development will improve the local <b>ecology</b> . Describe: <i>PLEASE SEE ATTACHED NOTE - PAGE 2</i>		Yes	No	n/a
7. This development respects the natural topography of the area. Describe: <i>PLEASE SEE ATTACHED NOTE - PAGE 2 AND 3</i>		Yes	No	n/a

→ 5. THIS INFORMATION WOULD BE PROVIDED IN EIR. <sup>3</sup>

8. This project will utilize progressive green building standards, such as <b>Leadership in Energy and Environmental Design (LEED)</b> , including progressive energy and water conservation methods. Describe:	Yes	No	n/a
		X	

INFRASTRUCTURE – increase delivery efficiencies and reduce environmental impacts		answers		
1. This development will encourage recycling and <b>progressive waste management</b> during and after construction. Describe: <i>PLEASE SEE ATTACHED NOTE ON PAGE 3</i>	Yes	No	n/a	
	X			
2. This development will utilize <b>progressive rain water management systems</b> on site. Describe:	Yes	No	n/a	
			X	
3. How will this development provide sanitary sewer and water services? Describe: <i>INDIVIDUAL WELLS AND SEPTIC SYSTEMS FOR EACH HOME</i>				
4. This development has a secure and adequate water supply that will not have an adverse impact on the water supply of other properties. Describe: <i>PLEASE SEE ATTACHED NOTE ON PAGE 3</i>	Yes	No	n/a	
5. How many meters from this development is the closest community sanitary sewer service connection with adequate capacity to service the proposal (operated and maintained by a local government or improvement authority)?	N/A			
6. How many meters from this development is the closest community water service connection with adequate capacity to service the proposal (operated and maintained by a local government or improvement authority)?	N/A			
7. This development is located in an area that currently has curbside garbage and recycling collection service.	Yes	No	n/a	
	(Yes)			
8. This development is located in an area that currently has a community serviced street lighting system.	Yes	No	n/a	
		(No)		
9. How many meters of additional roadway will this development require? <i>STRATA ROAD APP. 660 M TOTAL</i>				

HUMAN SETTLEMENT - direct development into existing serviced areas and strengthen the distinct identity of each south Okanagan community		answers		
1. What is the density of the proposed development?	<i>5 units</i>			
	<i>31 land area ACRES</i>			
2. This development is within a <b>Rural (secondary) Growth Area</b> .	Yes	No	n/a	
		(No)		
3. This project, which is outside an identified growth area, maintains the established character of the neighbourhood.	Yes	No	n/a	
	(Yes)			
4. This development respects and maintains lands within the <b>Agricultural Land Reserve</b> . If "no", please describe the nature of the impact and any mitigation measures planned.	Yes	No	n/a	
			X	

5. This development respects and maintains established agricultural lands. If "no", please describe the nature of the impact and any mitigation measures planned.	Yes	No	n/a
			X
6. This development contains <b>Private Managed Forest Lands</b> . If "yes", describe how will this development impact those designated lands and what mitigation measures are planned.	Yes	No	n/a
		X	
7. This development contains one or more <b>Designated Archeological sites</b> (ask RDOS Planning staff for this information). If "yes", please attach an archaeological impact assessment.	Yes	No	n/a
		X	
8. This development is located in a moderate, high or extreme risk area for natural hazards (flood, slope instability, wild fire risk). If "yes", please describe the nature of the risk and any mitigation measures planned: <b>DESIGNATED AS MODERATE FIRE HAZARD AREA. PLEASE SEE ATTACHED NOTE ON PAGE 3</b>	Yes	No	n/a
	X		
9. This development is located in an area that currently has community fire protection and has a low fire hazard rating. If "no", please attach a Fire Hazard Assessment.	Yes	No	n/a
		X	
10. This development encourages the use of <b>alternative transportation</b> . Describe:	Yes	No	n/a
		X	
<i>The Regional Growth Strategy seeks to create walk able, livable mixed-use neighbourhoods and to encourage accessible commercial and institutional services</i>			
11. What distance from this development are the nearest amenities (e.g.: schools, grocery store, post office, recreation/community centre)?	<u>3-4 KM TO ALL AMENITIES</u> m		
	_____ m		
	_____ m		
What distance from this development is the nearest emergency health care facility?	<u>OLIVER HOSPITAL 25 km</u>		
What distance from this development is the nearest RCMP detachment?	<u>3-4 km</u>		

<b>SOCIAL – create culturally diverse communities where all ages and income levels find housing, learning and recreation choices</b>				answers
1. What public amenities will this development provide? Describe: <u>NONE</u>				
2. This development contributes to creating accessible (safe, affordable, barrier-free) housing. Describe:	Yes	No	n/a	
		X		
3. This development encourages neighborhood recreation and/or creates new recreation opportunities. Describe: <u>PLEASE SEE ATTACHED NOTE - PAGE 3</u>	Yes	No	n/a	

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## **Next Steps**

Your proposal will be assessed by a staff member and you will be provided with the results of that assessment. At that time, you will be encouraged to work with staff in order to refine your proposal according to the results of the assessment. The strengths and deficiencies of the proposal revealed by the checklist will be provided as information to the relevant Advisory Planning Commission and to the RDOS Board.

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*September 2012*

**Economy- promote a sustainable local economy which impacts positively on the region’s character:**

With reference to page 3 question 1. “Please estimate and describe the jobs created by this project both during and after construction, with specific reference to the number of jobs, their duration, and the nature of the work”

The rezoning application includes the construction of 5 larger detached homes. Each home is estimated to take 2 years to build which will result in a total of 10 construction years. The cost to build each home is estimated at 4 – 4.5 million for each home resulting in a total cost of 20 – 22.5 million for all 5 homes.

We will focus on using local trades wherever possible. The following list describes some of the trades, manufacturers and services that will be included:

**During Construction:**

Framers- Carpenters  
Roofers  
Tile installers  
Electricians  
Plumbers  
Sheet metals  
Air condition  
Drywall  
Truss manufacturers  
Window manufacturers  
Door manufacturers  
Well drillers  
Septic system manufacturers  
Road builder and earthworks  
Blasters  
Timber manufacturers  
Masons  
Gas fitters  
Engineering services  
Geotechnical services  
Surveying services  
Appliance distributors  
Pool distributors  
Architect services  
Cabinet manufacturers  
Entry gate manufacturers  
Security system providers

Local Credit Unions  
Local Insurance Brokers  
Landscapers

**After Construction:**

Annual property taxes are estimated at approximately \$12,000.00 to \$15,000.00 for each home which represents a total of \$60,000.00 to \$75,000.00 in property taxes each year.

After construction the following list includes some of the services that will be required on a continuous basis:

Cleaning services  
Security services  
Pool services  
Landscaping maintenance  
Snow clearing services  
Gate entry maintenance  
Annual maintenance services for the following:  
Furnace  
Water system  
Septic system  
Air condition  
Exterior finishes  
Appliances  
Road maintenance and Drainage services  
Misc. services from various trades  
Misc. service providers  
Support local retailers  
Support local restaurants  
Support local fund raisers and charities

**In reference to question number 6 on page 3:**

The proposed conservation area, SL-6, will have covenants that restrict human access to this area. The purpose of these covenants is to allow for the local ecology to prosper by reducing the disturbance from external sources as much as possible.

**In reference to question number 7 on page 3:**

The proposed conservation area, SL-6, covers almost half of the total property area. This will be left undisturbed and as such respects the natural topography of the area. The landscaping surrounding each proposed home will be limited to ensure an adequate fire protective area using fire resistant components. The main goal for all landscaping is to preserve the existing native vegetation as much as



possible. In regards to the access road, we have worked closely with the engineers and road designers to reduce the negative impact on the identified ESA 2 areas. Through this process the total area for the cut and road of the ESA 2 area has been reduced to 247m<sup>2</sup>. As soon as the access road is completed, the exposed areas will be hydro seeded using native seeds to restore this area back to its natural state. The same applies to any other temporarily disturbed areas.

**INFRASTRUCTURE: - increase delivery efficiencies and reduce environmental impacts**

**In reference to question number 1 on page 4:**

We are fortunate to have a local facility for recycling and progressive waste management. We will implement practical solutions and guidelines and have control measures to ensure that everyone complies with the rules set out to accomplish this goal.

**In reference to question number 4 on page 4:**

There is currently one developed well on the property that produces 10 US gallons per minute with very clean water. Individual wells will be developed on each lot as part of the future process to supply utilities for each building site.

**In reference to question number 8 on page 5: Designated as a moderate fire hazard area.**

The following mitigation measures are planned:

The guidelines for individual landscaping on each proposed lot will focus on fire protective measures with landscaping using fire resistant components. These would be incorporated as a limited but adequate perimeter surrounding each individual home. The plan is also to install a 10,000 US gallon (approximately 38,000 litres) water tank on or close to the proposed lot SL 5. This plan is supported by the local fire chief after an onsite consultation. This would supply the necessary number of fire hydrants throughout the property with water. In addition to this water source each individual home is planned to have a pool which would serve as an extra backup water supply in the summer months.

**In reference to question number 3 on page 5: "This development encourages neighborhood recreation and/or creates new recreation opportunities."**

The proposed conservation area will have covenants to restrict access in order to support and protect wildlife, native vegetation, species and local fauna in general. However the area will allow access, under certain conditions, for the residents of the proposed 5 strata lots. This would allow for recreational activities such as hiking, observation of plant species, bird watching and other wildlife experiences.