
MEETING TYPE AND DATE: REGULAR COUNCIL MEETING – MARCH 15, 2022
AUTHOR: GARY PENWAY, PLANNING CONSULTANT
SUBJECT: **TP2021-002 (10220 KONSCHUH ROAD) – TEMPORARY USE PERMIT TO ALLOW OFF-SITE PARKING AT 10220 KONSCHUH ROAD FOR USE BY THE LAKE COUNTRY LODGE RETIREMENT AND CARE COMMUNITY (10163 KONSCHUH ROAD)**

ESSENTIAL QUESTIONS:

Does the Council support the issuance of a Temporary Use Permit to temporarily allow 25 parking stalls to be located at 10220 Kenschuh Road (on non-Agricultural Land Reserve property) for workers at the Lake Country Lodge Retirement and Care Community (10163 Kenschuh Road)?

OPTIONS:

- A. THAT TP2021-002 Temporary Use Permit** to allow off-site parking at 10220 Kenschuh Road (Lot C District Lot 118 Osoyoos Division Yale District Plan 457 Except: (1) Plan B1030 (2) Plans DD1617D and 2087D (3) Plans 20009, 20771, 25047, 25475, H17634, 36673, 40574, KAP48997, and KAP77935) be approved;
- B. THAT TP2021-002 Temporary Use Permit** to allow off-site parking at 10220 Kenschuh Road (Lot C District Lot 118 Osoyoos Division Yale District Plan 457 Except: (1) Plan B1030 (2) Plans DD1617D and 2087D (3) Plans 20009, 20771, 25047, 25475, H17634, 36673, 40574, KAP48997, and KAP77935) be rejected;
- C. THAT TP2021-002 Temporary Use Permit** to allow off-site parking at 10220 Kenschuh Road (Lot C District Lot 118 Osoyoos Division Yale District Plan 457 Except: (1) Plan B1030 (2) Plans DD1617D and 2087D (3) Plans 20009, 20771, 25047, 25475, H17634, 36673, 40574, KAP48997, and KAP77935) be deferred pending <to be inserted by Council>.

ATTACHMENTS:

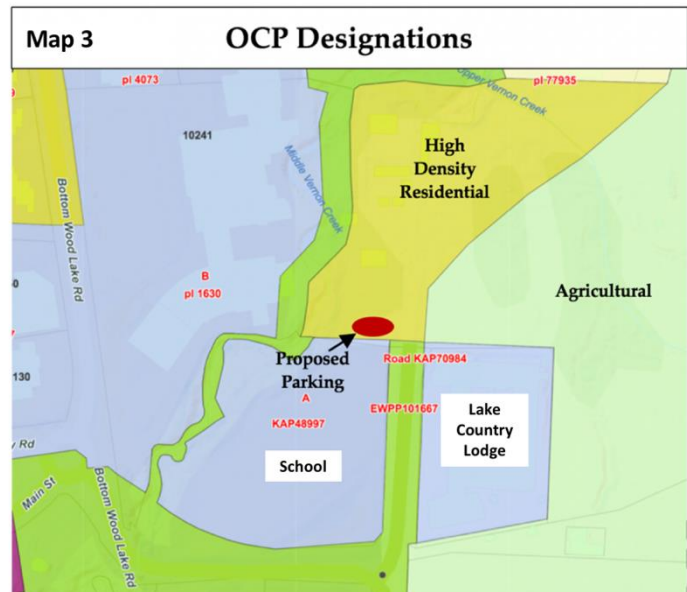
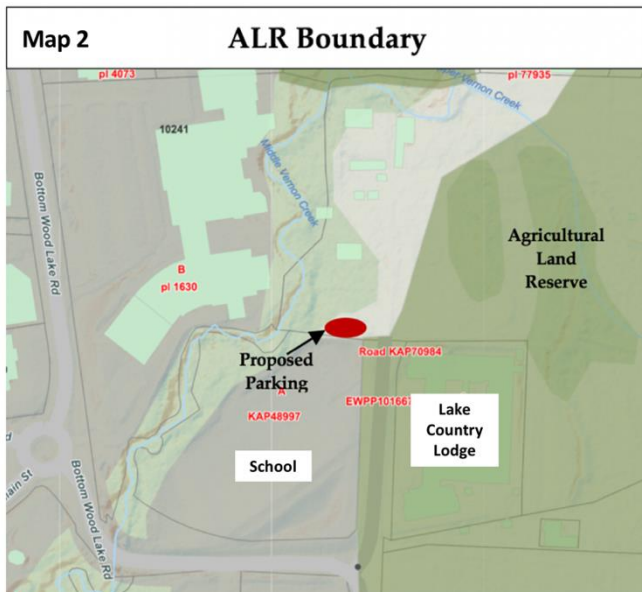
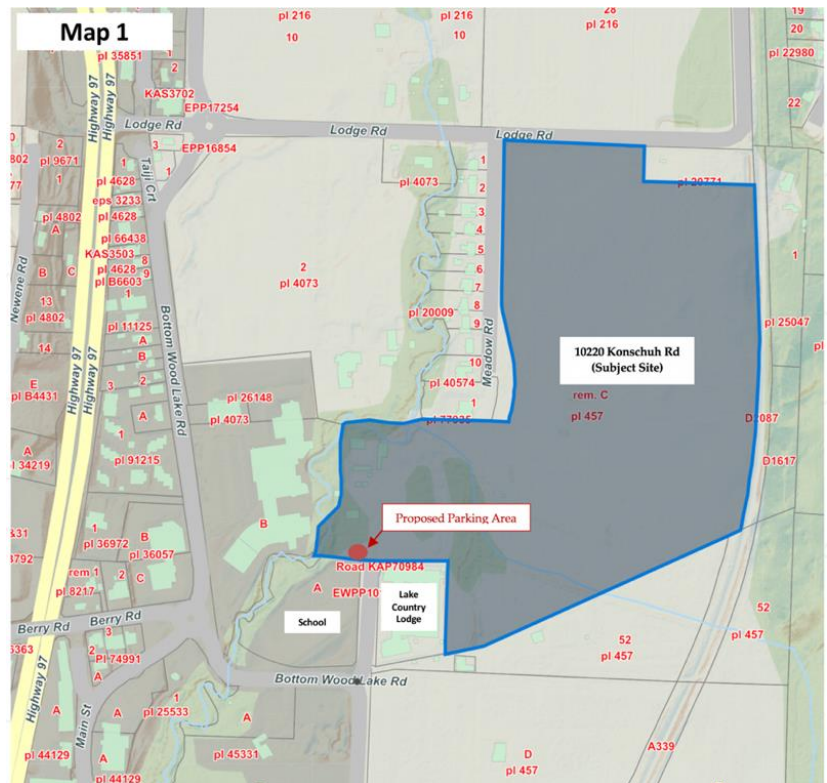
- 1. Context Images
- 2. Project Summary Sheet
- 3. Applicant Project Description dated September 17, 2021 and Plans of Proposed Parking Area
- 4. Erosion Plan
- 5. Riparian Area Assessment Report
- 6. Technical Development Permit Checklists: Stability, Erosion and Drainage Hazard, Natural Environment, and GHG Reduction and Resource Conservation
- 7. Temporary Use Permit TP2021-002

INTRODUCTION/BACKGROUND:

The "Subject Site" is 10220 Kanschuh Rd (Map 1). This is a large 46.5 acre parcel of land that primarily lies within the ALR. However, the west portion of the Subject Site is not part of the ALR and is designated in the District OCP for High Density Residential Use (Maps 2 and 3).

This Temporary Use Permit (TP2021-002) application proposes to provide 25 off-site parking stalls on a small portion (0.24 acres) of the Subject Site. This parking would be for the benefit of the Lake Country Lodge Retirement and Care Community ("Lake Country Lodge") at 10163 Kanschuh Road.

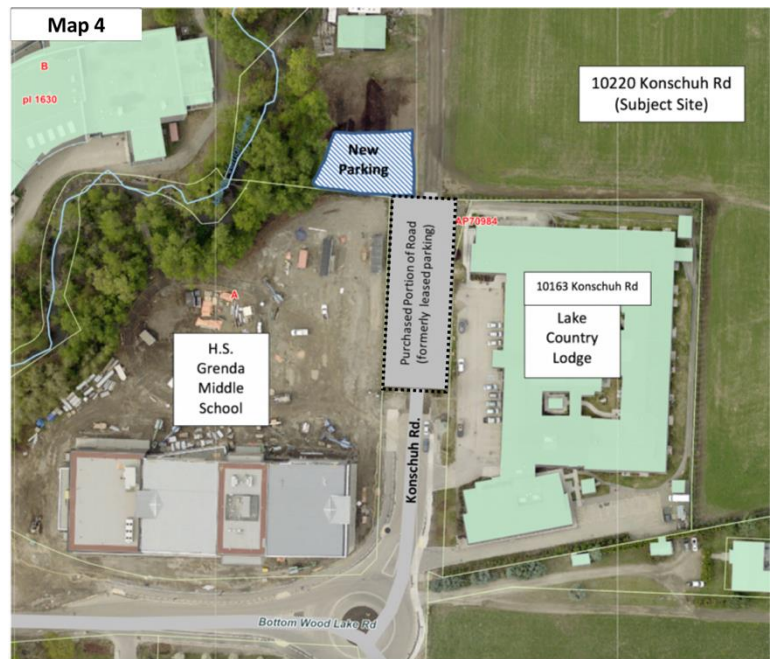
The parking would be located on that portion of the Subject Site that is outside the ALR and is designated for High Density Residential in the OCP.



For further background, the Lake Country Lodge was built prior to the District of Lake Country's incorporation. At that time, the Regional District only extended Kanschuh Road along one half of the length of the Lake Country Lodge property frontage. After opening, the operators found that their on-site parking was inadequate for the parking demand being generated. To remedy this, the operators arranged to lease a portion of land immediately adjacent to their site (the extension of Kanschuh Rd) from the owner of the Subject Site for staff parking. This parking had existed for decades.

Subsequently, when plans progressed to construct the H.S. Grenda Middle School across Kenschuh Rd, the District of Lake Country determined that the remainder of Kenschuh Rd needed to be dedicated. As a result, the District acquired the land necessary to complete this portion of Kenschuh Rd. The school has since been built and Kenschuh Rd is now fully dedicated and constructed (Map 4).

As a result of the land acquisition/road dedication, the land that had been used by Lake Country Lodge for staff parking was no longer available. As a temporary solution during construction of the school, the District of Lake Country allowed the Lake Country Lodge to have staff park in the Swalwell Park parking lot. Due to COVID, the park had been closed and the parking was not needed for park purposes. With the park now open, this parking arrangement is no longer in place.



The Lake Country Lodge wishes to continue to provide additional parking for its staff, even though this is not a municipal requirement. The provision of 25 parking stalls on 10220 Kenschuh Road, as shown in Map 4, will help to minimize competition for parking both on the street and in Swalwell Park. The proposed location is close to the Lake Country Lodge on land that is zoned A1. The A1 Zone does not allow off-site parking. Since this parking would be unrelated to the uses on the Subject Site, it is considered off-site parking and requires either a rezoning or Temporary Use Permit. The property owner and Lake Country Lodge have therefore applied for this Temporary Use Permit.

SITE CONTEXT:

As referenced above, the proposed location for the parking is outside of the ALR. The OCP designation on this portion of the Subject Site is High Density Residential and the Zoning is A1. Based upon the OCP designation, it is expected that this area will be rezoned for residential uses at some time in the future.

Photographs of the proposed parking area and vicinity are shown in Attachment 1. The proposed parking is adjacent to a Riparian Area related to Vernon Creek and a Riparian Area Report is therefore required. In addition, the following Development Permit Areas apply: Natural Environment, Stability/Erosion/Drainage Hazard, and GHG Reduction and Resource Conservation. These are technical DP's which will be processed by staff.

PROPOSED DEVELOPMENT:

The proposal would provide up to 25 parking stalls on a gravel lot. The 0.097 ha (0.24 acre) parking area would be approximately 25m x 38m (82ft x 125 ft). Vehicular access would be from an existing entrance at the end of Kenschuh Road. There are no significant existing trees or landscaping in the proposed parking area. The application is summarized in Attachment 2. The applicant's proposal is summarized in Attachment 3. The applicant has completed a Riparian Area Report that has been accepted by the Province (Attachment 4). An Erosion Plan has also been submitted (Attachment 5). The Natural Environment, Stability/Erosion/Drainage, and GHG Reduction and Resource Conservation Development Permits have all been applied for and the respective DP Checklists are included as Attachment 6.

Chronology:

Date:

2021-09-23
2022-01-03
2022-02-17

Event:

Application received.
Core Team Meeting
External Referrals Sent

2022-03-14

Agricultural Advisory Committee Meeting (Pending)

Technical Considerations:

- Impact on Infrastructure and Other Municipal Services: None.
- Impact on Staff Capacity and Financial Resources (Cost/Benefit Analysis):
The provision of this parking can be expected to reduce demands for Bylaw Enforcement for parking in the vicinity of Lake Country Lodge.

Legislation & Applicable Policies:**Local Government Act:**

Pursuant to Part 14, Division 8 of the *Local Government Act*, a local government may issue a Temporary Use Permit that varies provisions in the Zoning Bylaw, including use. Notification is required. Conditions may be imposed. A Temporary Use Permit may remain in effect for a maximum of 3 years with the possibility of a single 3-year renewal. The maximum time for a temporary use approval is therefore 6 years.

Official Community Plan:

The OCP establishes long term uses and related policies. It provides for Temporary Use Permits and establishes Development Permit Areas and related Guidelines.

Zoning Bylaw:

The Zoning Bylaw regulates development.

Agricultural Development Permit Guidelines:

This application qualifies for an exclusion from an Agricultural Development Permit, as per section 21.3 of the Guidelines. No Agricultural Development permit is therefore being presented. The intention of the Agricultural Development Permit Area is to buffer agricultural and adjoining properties/uses from one another. In this instance, the parking is on the same property. A gravel parking lot does not require buffering and the parking lot will not impact the agricultural use.

Technical Development Permit Guidelines: The creation of this gravel parking lot will require compliance with the Natural Environment, Stability/Erosion/Drainage Hazard, and GHG Reduction / Resource Conservation Development Permit Area Guidelines. The Checklists provided by the applicant are shown in Attachment # 6 for Council's information and issuance of the technical Development Permit will be handled by staff.

Highway and Driveway Access Bylaw:

This bylaw regulates vehicular access to public roads. In this instance access already exists from Korschuh Rd to the Subject Site. An Access Permit has been applied for to confirm the use of this access for the new off-site parking.

Soil Regulation Bylaw 95-015:

The general purpose of this bylaw is to control significant changes to lands (deposit or removal of soils) and address significant road impacts from truck traffic. The bylaw contains exclusions for the construction of buildings up to 930 sq.m. (10,000 sf) and related landscaping. It also includes an exclusion for sites less than 0.4 ha (1 acre). The proposed 0.097 ha (0.24 acre) gravel parking area would have less impact than the exclusions provided for in the bylaw. As a result, staff interpret the Soil Regulation Bylaw to not require a Permit in this instance.

COMMENTS FROM OTHER GOVERNMENT AGENCIES, COUNCIL COMMITTEES AND RELEVANT STAKEHOLDERS:**Agricultural Land Commission:**

No comments received by the response deadline.

Ministry of Agriculture, Food & Fisheries:

No comments received by the response deadline.

Ministry of Forests, lands, natural Resource Operations & Rural Development:

No comments received by the response deadline.

Agricultural Advisory Committee: The AAC will be considering this application at their March 14, 2022 meeting. In order to process this application in a timely manner, this report is being forwarded in advance of that meeting. The recommendation of the AAC will be provided to Council on March 15, 2022, prior to the meeting.

CONSULTATION, PUBLIC FEEDBACK, AND COMMUNICATION TO AND FROM THE PUBLIC AND THE APPLICANT:

As per the *Local Government Act* and the Development Application Procedures Bylaw, a development notice sign has been installed on the property and letters have been sent out to neighbouring properties (owners and tenants) within 50m. Additionally, a notice was published in the local newspaper.

DISCUSSION/ANAYLSIS:

Despite this being a relatively minor request (temporary 25 stall gravel parking lot) on land outside of the ALR, it is complicated by the need for a Temporary Use Permit as well as compliance with Riparian Area Regulations and three Development Permit Area Guidelines. TP2021-002 is presented as Attachment # 10.

The Lake Country Lodge is under no obligation to provide this parking. They are pursuing this to be a responsible employer and neighbour. The provision of this additional staff parking will be a significant convenience for healthcare workers at Lake Country Lodge. Recent experience with the COVID pandemic has revealed the stress that healthcare workers face on a daily basis, particularly in seniors' facilities. Having available parking will make worker trips to and from work less stressful and more certain. It will also avoid the need to move cars throughout the day to avoid municipal tickets.

From the District of Lake Country's perspective, the provision of this parking will avoid undue competition for on-street parking as well spill-over parking into a local park. This will greatly reduce demands for parking bylaw enforcement that would otherwise have to be addressed.

The lands affected are a small portion of the Subject Site. They are not currently used for agricultural purposes. The long-term use of the affected lands is anticipated to be residential in the future. Given this higher value future use, it is logical that the owner of the Subject Site would not wish to make a permanent commitment to a parking use. A shorter-term lease with a Temporary Use Permit therefore makes sense. Based upon the Local Government Act limitations for a TUP, this temporary parking use could exist for 3 to 6 years (subject to Council agreeing to a 3-year renewal).

The proposed temporary parking will not resolve the long-term demand being generated at the Lake Country Lodge. However, the 3 to 6-year period will give them time to find alternative solutions. These might include reducing demand through traffic demand management, creating more parking on-site, securing a permanent off-site parking location, or some combination of these. Any of these will take some time to achieve.

The Riparian Area report has been accepted by the Province. The technical Development Permit requirements will be addressed by staff.

ANALYSIS OF OPTIONS FOR CONSIDERATION:

Three options have been prepared for Council's consideration.

- A. If this option is approved, the temporary parking can be provided as proposed.
- B. If this option is approved, the temporary parking will not be provided and Lake Country Lodge staff will park wherever they can or make other arrangements to get to work.
- C. This option is available if Council is not prepared to either approve or reject the Temporary Use Permit at this time. Council could add the direction they wish to provide to the applicant and/or staff.

Respectfully Submitted,

Gary Penway
PLANNING CONSULTANT
PLANNING AND DEVELOPMENT DEPARTMENT

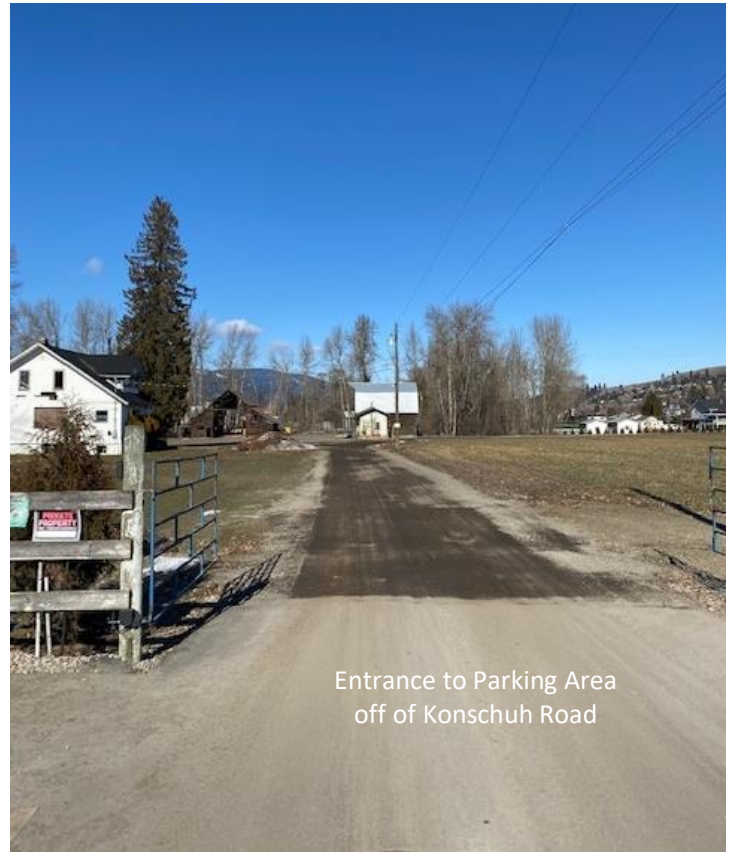
This report has been prepared with the collaboration of the following individuals:

COLLABORATORS	
TITLE	NAME
Engineering Technician	Evan Smith

This report has been prepared in consultation with the following departments:

CONCURRENCES	
DEPARTMENT	NAME
Chief Administrative Officer	Tanya Garost
Director of Planning & Development	Jared Kessel
Director of Engineering & Environmental Services	Matthew Salmon

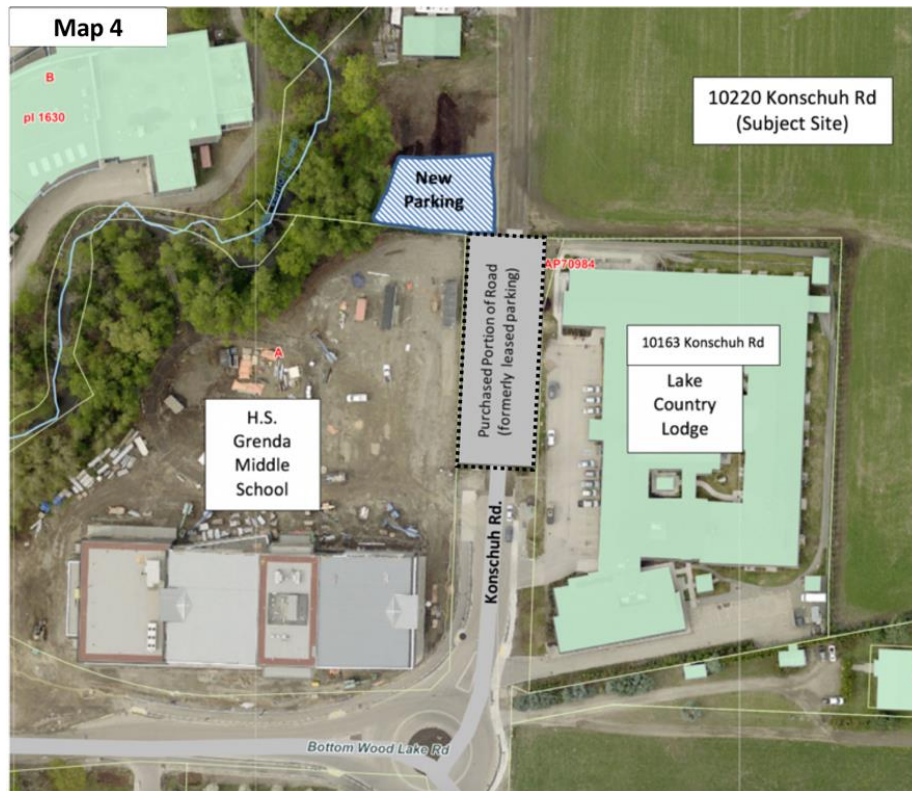
10220 KONSCHUH ROAD CONTEXT PHOTOS



PROJECT SUMMARY SHEET

TEMPORARY USE PERMIT APPLICATION

10220 KONSCHUH ROAD (PORTION OF)



SITE CHARACTERISTICS	
Legal Description:	Lot C District Lot 118 Osoyoos Division Yale District Plan 457 Except: (1) Plan B1030 (2) Plans DD1617D and 2087D (3) Plans 20009, 20771, 25047, 25475, H17634, 36673, 40574, KAP48997, and KAP77935 (PID 004-709-985)
Parcel Size:	46.5 acres (0.24 acres proposed for off-site parking)
OCP Designation:	High Density Residential (affected area) / Agricultural (to the east)
Zoning:	A1 - Agriculture 1
ALR:	Not the portion of the site proposed for parking Yes, the lands to the east
DP Area(s):	Agricultural (exempt); Natural Environment; Stability/Erosion/Drainage Hazard; GHG Reduction and Resource Conservation
OWNER INFORMATION	
Applicant:	Jordan Hettinga
Owner(s):	Forrest Optland
PROPOSED TEMPORARY USE Permit (3 Years)	
Temporary parking for up to 25 cars on a gravel lot for the exclusive use of Lake Country Lodge Retirement and Care Community (10163 Konschuh Rd). These stalls ("New Parking") will replace parking that was displaced through the extension of Konschuh Road, all as shown in Map 4 above.	
Technical Development Permits (approved by staff)	
Stability, Erosion and Drainage	Submitted with Checklist
Natural Environment	Submitted with Checklist
GHG and Resource Conservation	Submitted with Checklist

Attachment #3**Kent Macpherson**

September 17, 2021

Planning and Development Department
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1

Attention: Paul Dupuis, Senior Planner

Re: **Temporary Use Permit Application and Development Permit Areas Checklists –
Temporary Parking Lot in A1 Zone
10220 Kenschuh Road, Lake Country BC – Lot C, Plan 457**

Applicant: Sienna Senior Living

Please accept this application for a Temporary Use Permit to allow 'Non-Accessory Parking' on ~0.25 acres of the property at 10220 Kenschuh Road, Lake Country.

The Lake Country Lodge Retirement and Care Community has been able to park staff and visitors on Kenschuh Road over the past number of years. With the construction of H.S. Grenda Middle School and upgrading of Kenschuh Road in the area, the on-street parking will be limited. Sienna Seniors Living (owner of Lake Country Lodge Retirement and Care Community) is requesting approval to construct a temporary parking lot on the neighbouring property at 10220 Kenschuh Road that will accommodate 20-25 parking stalls.

Sienna has engaged Ecoscapes Environmental to prepare a Riparian Areas Assessment and have received approval from the Ministry of Environment regarding the setback of 15.9 meters from Vernon Creek that borders the area on the west side.

The parking area will be approximately ~25 meters by ~38 meters in size. Access will be off the end of Kenschuh Road, utilizing the location of the existing driveway.

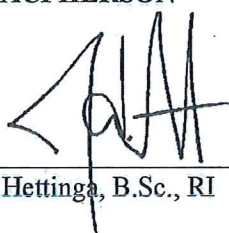


If you have any questions pertaining to this application, please do not hesitate to contact me.

Sincerely,

KENT-MACPHERSON

Per:


J. Hettinga, B.Sc., RI



LOCATION MAP



OF LAKE C
RECEIVED
SEP 23 2021
DIVISION



AERIAL PHOTOGRAPH

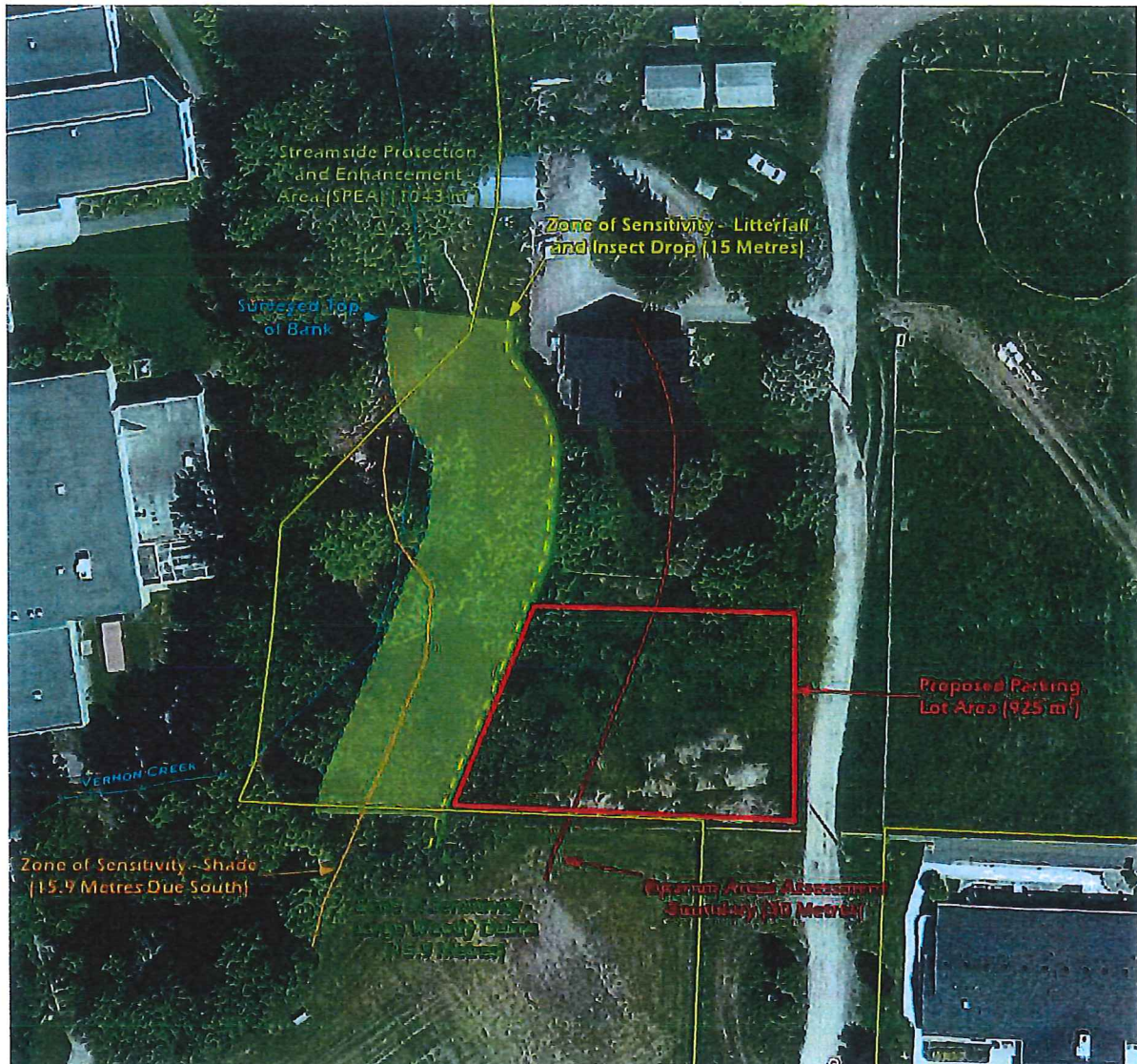


SUBJECT PROPERTY



DETAILED PARKING AREA

 SUBJECT PROPERTY



**SITE PLAN OF PART OF LOT C,
DISTRICT LOT 118, OSOYOOS
DIVISION YALE DISTRICT,
PLAN 457, EXCEPT:**

- 1) PLAN B1030
- 2) PLANS D01617D and D087D
- 3) PLANS D0009, D0771, D5047,
D5475, H17634, 36673, 40574,
KAP48997 and KAP77935

SCALE: 1:250 (11"x17")

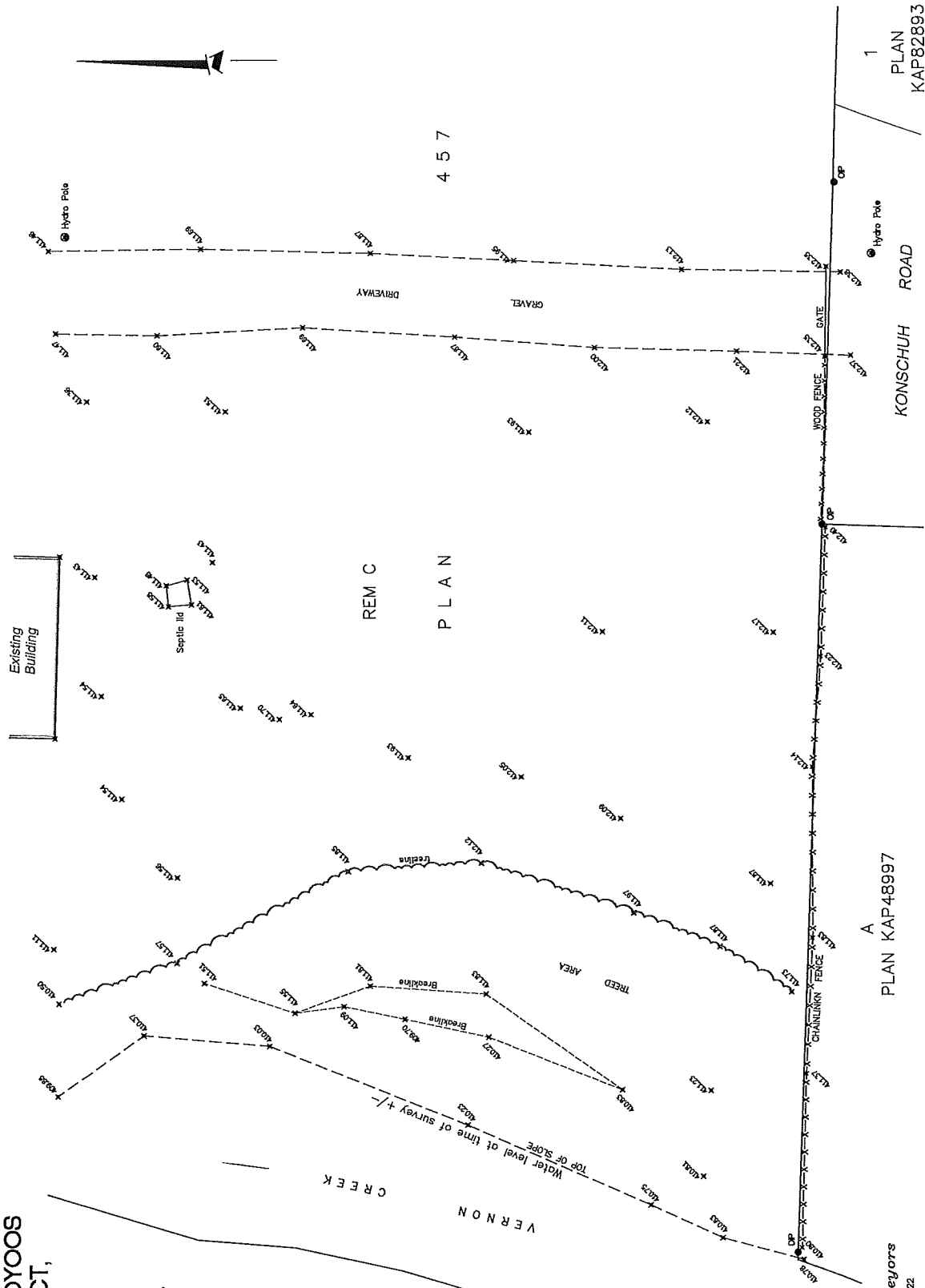
DATE: JUNE 17, 2020

DWG: 15737 SITE

FILE No.: 15737

CLIENT: KENT MacPHERSON

B
PLAN 1630



Elevations are in metres and are based on GNSS observations.

RUNNALLS DENBY

british columbia land surveyors
259A Lawrence Avenue
Kodomo, B.C.
V1Y 6L2
Phone: 250763-7322
Fax: 250763-4413
Email: ron@runnallsdenby.com

SEDIMENT AND EROSION CONTROL MEASURES:

IT IS IMPERATIVE THAT THE CONSTRUCTION OF THIS SITE COMPLY WITH THE REQUIREMENTS OUTLINED IN THE DISTRICT OF LAKE COUNTRY BYLAW NO. 1121 AND THE DEPARTMENT OF FISHERIES AND OCEANS LAND DEVELOPMENT GUIDELINES. SPECIFICALLY, ALL STORMWATER RELEASED FROM THIS SITE MUST BE BELOW 75cm/s TSS. THE FOLLOWING STRATEGIES ARE THE MINIMUM EFFORTS THAT WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE CONTRACTOR AND THEIR AGENTS. SOME OR ALL OF THESE ACTIONS MAY BE ASSIGNED TO OTHERS THROUGH CONTRACTUAL ARRANGEMENTS.

GENERAL:

1. ALL WORK TO BE UNDERTAKEN AND COMPLETED BY CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT INTO ANY ROADSIDE DITCH, STORM SEWER, OR WATERCOURSE. THE CONTRACTOR IS EXPLICITLY RESPONSIBLE FOR THESE WORKS AND NO OTHERS WILL BE PAID RELATING TO SEDIMENT AND EROSION CONTROL.
2. ALL SEDIMENT CONTROL FACILITIES SHOWN MUST BE INSTALLED AND IN PLACE UNTIL THE PROJECT IS ACCEPTED AS SUBSTANTIALLY COMPLETE BY THE DISTRICT OF LAKE COUNTRY AND PLACED ON MAINTENANCE.
3. WHILE SITE CONSTRUCTION IS ONGOING, THE CONTRACTOR IS TO BE RESPONSIBLE FOR ENSURING SEDIMENT CONTROL FACILITIES ARE MAINTAINED AND WORKING ADEQUATELY TO CONTROL ALL DISCHARGES FROM THE SITE. ALL FACILITIES SHALL BE RESPECTED BY THE CONTRACTOR ON A WEEKLY BASIS AND FOLLOWING ALL RAIN EVENTS TO ENSURE PROPER OPERATION AND MAINTENANCE. SEDIMENTATION MUST BE MONITORED, AND WHERE APPLICABLE, TESTED AFTER RAIN EVENTS. TEST RESULTS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW IN A TIMELY MANNER. TURBIDITY TESTING WILL BE CONSIDERED EQUIVALENT WHEREBY IF TURBIDITY MEASURES LESS THAN 500 NTU, TSS AND TESTING WILL NOT BE NECESSARY.
4. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: REPAIRING OR REPLACING SALT FENCING, REPAIRING CONSTRUCTION ENTRANCE, SPREADING STRAW, HYDROSEEDING, STREET SWEEPING, FLUSHING OF THE STORM SEWERS.
5. SLOPES STEEPER THAN 3:1 TO BE TRUCK-WALKED AND HYDROMULCHED WITH FLEXIGUARD OR AN APPROVED EQUIVALENT WITH APPLICATION RATE PER MANUFACTURER'S SPECIFICATIONS, BASED ON SLOPE AND SOIL STABILITY.
6. SLOPES > 3:1 AND WITH A LENGTH > 10m TO BE BROKEN UP WITH TERRA TUBES AT 15° TO THE SLOPE.
7. SALT FENCE IS TO BE MONITOR, SALT FENCE PLUS OR EQUIVALENT AS APPROVED BY THE ENGINEER. FENCE TO HAVE MIN. CLEAR WATER FLOW RATE OF 0.0305cma/s (0.10cfs/sf). FENCE TO BE STAPLED @ 150mm O/C TO TREATED POSTS SPACED AT MAX 1.2m O/C. BOTTOM OF SALT FENCE TO BE ANCHORED AS PER DETAIL.
8. ANY DISCHARGES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

STAGE 1 - SITE CLEARING & GRUBBING PHASE

1. PRIOR TO ANY CLEARING OR EXCAVATION, THE SITE CONTRACTOR SHALL INSTALL SALT FENCE ALONG THE SITE PERIMETER.
2. SITE CLEARING TO BE CONDUCTED ON A SELECTIVE AND AS-NEEDED BASIS WITH EXPOSED SOILS STABILIZED THROUGH REPLANTING OR RESEEDING AND PROTECTED WITH EITHER STRAW OR POST SIEGING COVER.
3. DURING THE SITE CLEARING OPERATIONS, PROVIDE MECHANICAL SWEEPING (NOT FLUSHING) ACROSS THE FRONTAGE OF THE DEVELOPMENT PROPERTY TO REMOVE ANY ACCUMULATION OF SALT FROM THE SITE ENTRANCES OR AS DIRECTED BY THE ENGINEER OF RECORD.

STAGE 2 - CONSTRUCTION OF THE ROADS AND UNDERGROUND UTILITIES PHASE

1. STOCKPILES OF EXCAVATED MATERIAL (IF RETAINED ON-SITE) WITH A SLOPE GREATER THAN 3:1, OR IF LEFT > 12 HOURS WITH A HEIGHT EXCEEDING 3M VERTICAL, ARE TO BE PROTECTED WITH 6cm-THICK POLYETHYLENE SHEETING (OR ENVILO) AND SURROUNDED BY SALT FENCE TO MINIMIZE SOIL EROSION DUE TO RAINFALL EVENTS.
2. A LAYER OF STRAW MULCH IS TO BE PLACED OVER ALL EXPOSED SOIL AREAS TO MINIMIZE SOIL EROSION IN THE EVENT OF RAINFALL DURING OR AFTER THE ROUGH LOT GRADING OPERATION.
3. DURING ANY OFFSITE HAULING, PROVIDE MECHANICAL SWEEPING (NOT FLUSHING) ACROSS THE FRONTAGE OF THE DEVELOPMENT PROPERTY TO REMOVE ANY ACCUMULATION OF SALT FROM THE SITE ENTRANCES OR AS DIRECTED BY THE ENGINEER OF RECORD.

STAGE 3 - BUILDING & COMMISSIONING PHASE

1. ONLY UPON COMPLETION OF ALL GRADING AND LANDSCAPING WITH THE ESTABLISHMENT OF VEGETATION MAY THE SALT CONTROL MEASURES BE DECOMMISSIONED.
2. ALL SEDIMENT SHALL REMOVED FROM ALL STORM SEWERS, LAKE BASINS, AND CATCHBASINS (IF APPLICABLE).

THE ENGINEER OF RECORD, OR HIS AGENT, WILL MONITOR THE CONDITIONS AT THE SITE AND PROVIDE ADDITIONAL DIRECTION AS REQUIRED. THIS DIRECTION MAY INCLUDE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES OR ACTIONS AS REQUIRED. SHOULD THESE DIRECTION NOT BE IMPLEMENTED IN A TIMELY MANNER, WRITTEN NOTICE OF NON-COMPLIANCE WILL BE ISSUED. SHOULD THE SITUATION NOT BE RECTIFIED, THE ENGINEER OF RECORD WILL INITIATE ACTION AT THE COST OF THE CONTRACTOR.

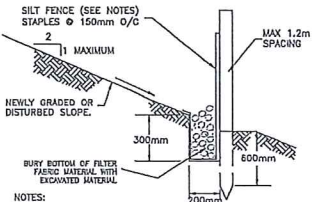
NOTES:

1. PILES CONTAINING MORE THAN 100 CUBIC METRES OF TOPSOIL OR SPOIL SHALL BE LOCATED A MINIMUM OF 15 METRES FROM A ROADWAY, WATERCOURSE OR CHANNEL.
2. PILES LEFT IN PLACE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TARP, MULCH, VEGETATIVE COVER OR OTHER ACCEPTABLE MEANS.

TOPSOIL OR SPOIL PILE

TOPSOIL STOCKPILE DETAILS

SALT FENCE WITH WIRE BACKING OR FILTER SOCK WITH STRAW

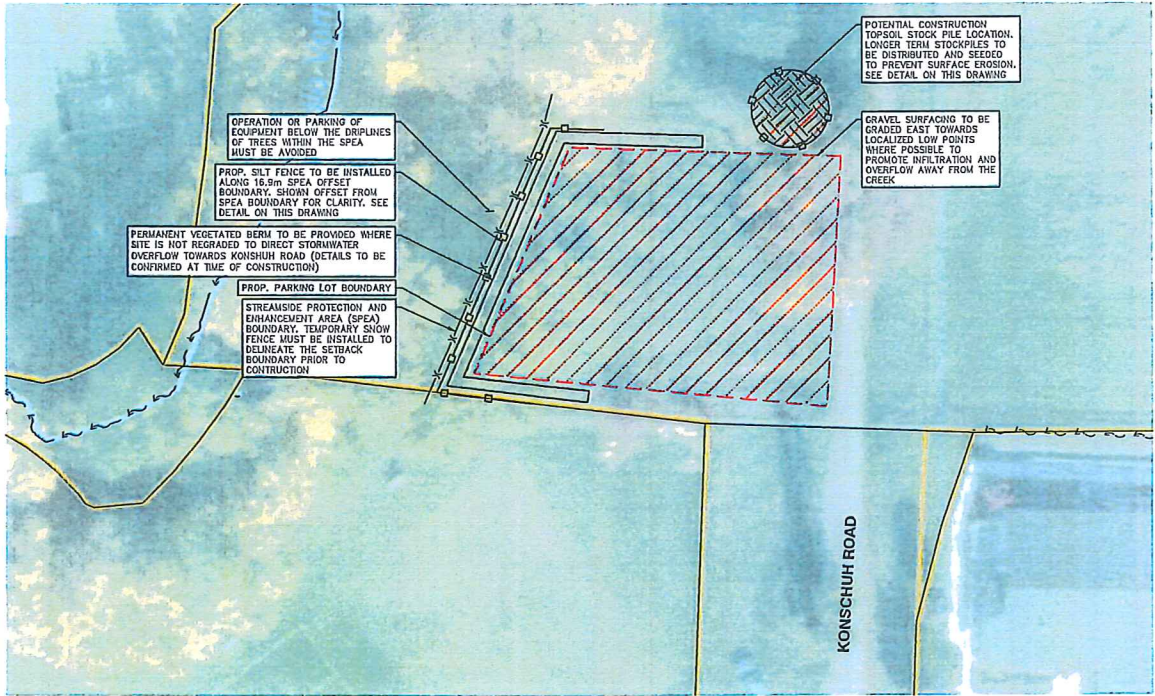


NOTES:

1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2 : 1.
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 150mm AT POST.
3. REMOVE SEDIMENT WHEN IT REACHES 1/2 FENCE HEIGHT.
4. SALT FENCE IS TO BE MONITOR, SALT FENCE PLUS OR EQUIVALENT AS APPROVED BY THE ENGINEER. FENCE TO HAVE MIN. CLEAR WATER FLOW RATE OF 0.0305cma/s (0.10cfs/sf).

SALT FENCE DETAIL

N.T.S.



ISSUED FOR APPROVAL

LEGAL DESCRIPTION: LOT C, DL 116, PLAN 457, LAKE COUNTRY, BC

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
0	ISSUED FOR APPROVAL	EF	JOB	8/13/2021	JOB

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
1238 EXIA Street, Kelowna, B.C. Canada V1Y 1Z4
Tel: (250) 448-0187, Email: kelowna@aplinmartin.com

CLIENT: Sienna Seniors Living c/o Tom Heaton
10162 KONSCHUH RD, LAKE COUNTRY, BC, V4V 2M2
PH: 250 768 3007

PROJECT: Konshuh Road Temporary Parking Lot
10220 KONSCHUH ROAD, LAKE COUNTRY, B.C.
LOT D, DL 116, PLAN 457

PROFESSIONAL
J.D. BEACH
#48918
2021-03-13

The location of existing underground utilities are shown in this representation only and are not to be relied upon for construction. The contractor shall determine the exact location of all existing utilities before any excavation work. The contractor shall be responsible for any and all damages which might be incurred by the contractor's failure to accurately locate and protect any and all underground utilities.

TITLE: EROSION & SEDIMENT CONTROL PLAN

PROJECT NO. 21-3067-C60

SCALE: 1:250
HORIZ. N/A
VERT. N/A

DRAWING NO. 21-3067-C60

DESIGN: EF CHECK: JOB
DRAWING: EF APPR: JOB

A & M FILE: 21-3067

DRAWING DATE: AUGUST 2021

SHEET NO. 1 OF 1 REV. 0

0 2 1250 12m

FORM

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Riparian Areas Protection Regulation: Assessment Report

Date 2020-10-23

I. Primary QEP Information

First Name	Jason	Middle Name	
Last Name	Schleppe		
Designation	Senior Natural Resources Biologist	Company	Ecoscape Environmental Consultants Ltd.
Registration #		Email:	jschleppe@ecoscapeltd.com
Address	#102-450 Neave Court		
City	Kelowna	Postal/Zip	V1V 2M2
		Phone #	250-491-7337 ext.207
Prov/state	BC	Country	Canada

II. Secondary QEP Information (use Form 2 for other QEPs)

First Name		Middle Name	
Last Name			
Designation			
Registration #		Email	
Address			
City		Postal/Zip	
		Phone #	
Prov/state		Country	

III. Developer Information

First Name	Tom	Middle Name	
Last Name	Heaton		
Company	Sienna Seniors Living		
Phone #	416-357-0839	Email	Tom.heaton@siennaliving.ca
Address	307 Town Centre Blvd., Suite 300		
City	Markham	Postal/Zip	L3R 0E8
Prov/state	ON	Country	Canada

IV. Development Information

Development Type	Landscaping – Temporary Parking Lot		
Area of Development (ha)	0.0925	Riparian Length (m)	68.9
Lot Area (ha)	18.97	Nature of Development	New
Proposed Start Date	August 31, 2020	Proposed End Date	December 31, 2020

**V. Location of Proposed Development**

Street Address (or nearest town)	10220 Konschuh Road		
Local Government	District of Lake Country	City	Lake Country
Stream Name	Vernon Creek		
Legal Description (PID)	004-709-985	Region	Central Okanagan
Stream/River Type	Stream	DFO Area	BC Interior
Watershed Code	310-939400		
Latitude	50.030239°	Longitude	-119.399702°

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Section 1. Description of Fisheries Resources Values and Development Proposal

Background and Proposed Development

Ecoscape Environmental Consultants Ltd. (Ecoscape) submits the following Riparian Areas Regulation (RAR) setback assessment for the proposed temporary gravel parking lot at 10220 Korschuh Road, Lake Country, BC, legally described as Lot C, Plan KAP457, District Lot 118, Osoyoos Division of Yale (**Photo 1 – 2**). The subject property is located within the Regional District of Central Okanagan (RDCO) and the proposed development requires a RAR setback assessment as per the District of Lake Country (DLC) development permitting requirements. This report is intended to establish the appropriate setback distance for the proposed temporary gravel parking lot.

Ecoscape understands the proponent (developer) intends to construct a temporary gravel parking lot (approximately 925 m²) in the southwest corner of the neighboring property (10220 Korschuh Road, **Figure 1 and 2**). The owner of the property (10220 Korschuh Road) is to provide agency to the proponent to allow them to apply to the municipality for a Temporary Use Permit to authorize parking in the Agricultural zone. Ecoscape understands there will be a 3-year lease agreement between the proponent and the property owner for use of the space for the temporary gravel parking lot. Construction of the parking lot includes the placement of gravel and installation of fencing. There is no other work is proposed at this time.

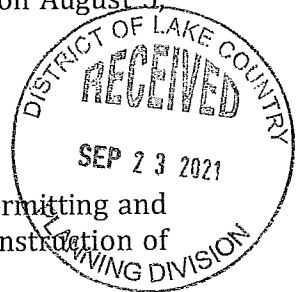
A site assessment of the subject property was completed by Scott McGill, B.Sc., B.I.T., and Mitch Olson Natural Resource Biologists with Ecoscape on August 5, 2020.

Timelines

Timelines for the completion of the project are dependent upon permitting and approvals from the DLC. The proponent's preference is to begin construction of the temporary gravel parking lot as soon as possible.

Riparian Condition and Terrestrial Ecosystems

The proposed location of the temporary parking lot occurs within a Natural Environment Development Permit Area (*Official Community Plan (2018-2038) Bylaw 1065, 2018-P2016-011*) associated with Middle Vernon Creek. The zoning for the subject property is A1 and the OCP designation is Agricultural. The subject property appears to have been previously disturbed and utilized for agriculture in the past. The southwest corner of the subject property contains an access road



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that connects to Kenschuh Road to the south, animal paddocks, and numerous existing structures such as single-family homes, barns and other permanent and non-permanent structures. Existing riparian disturbance including a large water intake was observed along the right bank downstream of the proposed development. The water withdrawal and previous activities were not reviewed or assessed as part of this assessment, and we have not confirmed if a Water License is in place. Ecoscape has also not investigated any items related to Crown Land, previously issued approvals, or other such items that may impact this assessment.

The specific location of the proposed temporary parking lot (Figure 2) has been previously disturbed and contains a mixture of native plants such as common snowberry (*Symphoricarpos*), tall Oregon-grape (*Mahonia aquifolium*), Saskatoon berry (*Amelanchier alnifolia*) and black cottonwood (*Populus trichocarpa*). Non-native plants observed included great mullein (*Verbascum Thapsus*), Canada thistle (*Cirsium arnese*) and garlic mustard (*Alliaria petiolate*).

A detailed wildlife assessment was not conducted, and there were no incidental observations of wildlife during the site visit.

CDC data was reviewed on August 12, 2020 within a 1.0 km radius of the subject property. Query results included CDC Species and Ecosystems at Risk polygons, Species at Risk Critical Habitat Areas, Wildlife Species Inventory (WSI), and are as follows:

- Object ID 142017 and Object ID 142018 which are related to Lewis's Woodpecker (*Melanerpes lewis*) Critical habitat totaling 15.9 hectares and 95.9 hectares respectively.
- Occurrence ID 10214, Shape ID 74373 which is related to American Badger observations.

A 10 km grid square representing critical habitat for the following federally listed species also occurs over the subject property:

- Great Basin Gophersnake (*Pituophis catenifer deserticola*) (Object ID 245443, Critical Habitat ID 110422).
- Western Rattlesnake (*Crotalus oreganus*) (Object ID 245217, Critical Habitat ID 110196).
- Desert Nightsnake (*Hypsiglena chlorophaea*) (Object ID 245328, Critical Habitat ID 110307).

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The subject property also occurs within a secured CDC data area (Object ID 41352) (BC CDC, 2020) and the specifics of this occurrence were not investigated.

Fisheries Values

The subject property occurs along Vernon Creek which flows from Ellison Lake located to the south and confluences with Wood Lake approximately 2.82 km downstream of the subject property. Sensitive Habitat Index Mapping (SHIM) was completed on Vernon Creek in 2002 and the subject property occurs along Segment 6 of Middle Vernon Creek. This segment is described as modified with 20% cover consisting of 100% overstream vegetation. No known spawning habitat was observed within segment 6 and substrates were described as 10% fines, 30% gravel, and 60% cobble. The subject property occurs along the right bank and George Elliot Secondary occurs along the left bank of segment 6.

A detailed fisheries assessment of Vernon Creek was not completed, however a comprehensive list of fish species with the potential to occur in Vernon Creek are noted in Table 1.

Table 1. Fish Species found in Vernon Creek (BC MoE, accessed online on August 12, 2020)

Common Name	Scientific Name
Northern Pikeminnow	<i>Ptychocheilus oregonensis</i>
Rainbow Trout	<i>Oncorhynchus mykiss</i>
Kokanee Salmon	<i>Oncorhynchus nerka</i>
Minnow (General)	<i>Cyprinidae</i>
Sculpin (General)	<i>Cottoidea</i>
Carp (General)	<i>Cyprinus</i>
Burbot	<i>Lota</i>
Redside Shiner	<i>Richardsonius balteatus</i>
Peamouth Chub	<i>Mylocheilus caurinus</i>
Sucker (General)	<i>Catostomidae</i>
Prickly Sculpin	<i>Cottus asper</i>



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Section 2. Results of Riparian Assessment (SPEA width)

Attach or insert the Form 3 or Form 4 assessment form(s). Use enough duplicates of the form to produce a complete riparian area assessment for the proposed development

2. Results of Detailed Riparian Assessment

Refer to Section 3 of Technical Manual

Date: October 23, 2020

Description of Water bodies involved (number, type)

Stream	x
Wetland	
Lake	
Ditch	

Number of reaches 1

Reach # 1

One Stream

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

Channel Width(m)		Gradient (%)	I, <u>Jason Schleppe</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sienna Seniors Living</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.
starting point	5.7	1.5	
upstream	4.16		
	4.87		
	4.75		
	5.25		
downstream	5.70	1.5	
	5.80		
	25.46		
	5.8		
	6.8		
	5.7		
Total: minus high /low mean	48.45		
	5.3		
	R/P	C/P	S/P
Channel Type	x		

Site Potential Vegetation Type (SPVT)

SPVT Polygons	Yes	No	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes	
		x	I, <u>Jason Schleppe</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sienna Seniors Living</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.	
Polygon No:	1	LC	SH	TR
SPVT Type				x
Method employed if other than TR				
Polygon No:		LC	SH	TR
SPVT Type				
Method employed if other than TR				

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Polygon No:		Method employed if other than TR	
SPVT Type			

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	East side (right bank)	
LWD, Bank and Channel Stability ZOS (m)	15.9		
Litter fall and insect drop ZOS (m)	15		
Shade ZOS (m) max	15.9	South bank	Yes <input type="checkbox"/> No <input type="checkbox"/>
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)		
Ditch Fish Bearing	Yes <input type="checkbox"/> No <input type="checkbox"/>	If non-fish bearing insert no fish bearing status report	
SPEA maximum	15.9	(For ditch use table3-7)	

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons	
LWD, Bank and Channel Stability ZOS (m)			
Litter fall and insect drop ZOS (m)			
Shade ZOS (m) max		South bank	Yes <input type="checkbox"/> No <input type="checkbox"/>
SPEA maximum		(For ditch use table3-7)	

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons	
LWD, Bank and Channel Stability ZOS (m)			
Litter fall and insect drop ZOS (m)			
Shade ZOS (m) max		South bank	Yes <input type="checkbox"/> No <input type="checkbox"/>
SPEA maximum		(For ditch use table3-7)	

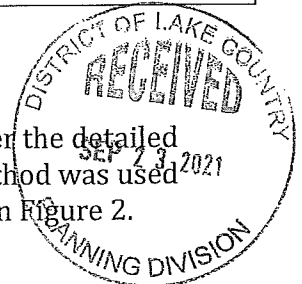
I, Jason Schleppe, hereby certify that:

- I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
- I am qualified to carry out this part of the assessment of the development proposal made by the developer Sienna Seniors Living;
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- In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Comments

The RAR utilizes a number of factors to determine setbacks based on either the detailed or simple assessment method. For this report, the detailed assessment method was used which yields a SPEA width of 15.9 metres. The ZOS and SPEA are shown on Figure 2.

Section 3. Figures



FORM

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Figure 1: Site Location and Fisheries Information

Figure 2: Riparian Areas Regulations SPEA

FORM

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Figure 1 – Site Location



FIGURE 1 Site Location and Species at Risk Occurrences

Project: Riparian Areas Regulation Assessment
Location: Lake Country, BC
Project No.: 20-3439
Prepared for: Sienna Seniors Living
Prepared by: Ecoscape Environmental Consultants Ltd.
Coordinate System: NAD83-UTM Zone 11
Imagery: ESRI World Imagery
Field Visit: August 5, 2020
Map Date: August 14, 2020

- LEGEND**
- Subject Property
 - Cadastral
 - Okanagan Critical Habitat (Species at Risk)*
 - BC Conservation Data Center (CDC) Polygons*
 - Okanagan Wetlands
 - Streams
 - Wildlife Species Inventory (Survey)
 - Wildlife Species Inventory (Incidental)

*A large Okanagan Critical Habitat polygon covers the entire map and subject property area representing the following wildlife species but is not shown on this figure:

- Lewis Woodpecker (*Meelanerpes lewis*)
- Western Rattlesnake (*Crotalus oreganus*)
- Desert Nightingale (*Hypoglaena chlorophasea*)
- Great Basin Gophersnake (*Pituophis catenifer deserticola*)

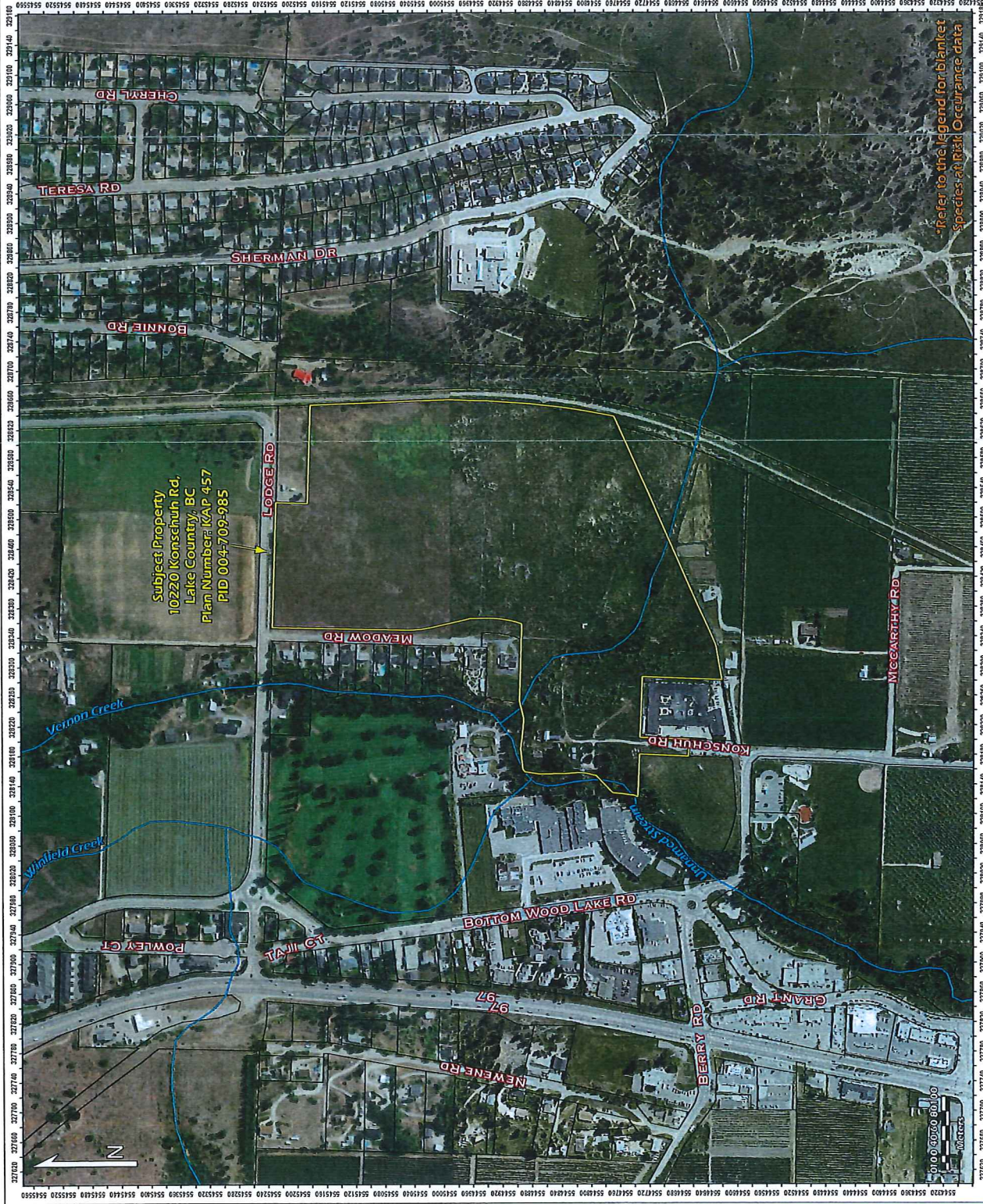
Large Conservation Data Center (CDC) polygons include:

- American Badger (*Taxidea taxus*)

Regional Location of Subject Property



DISCLAIMER
The data displayed is for conceptual purposes only and should not be used as a legal survey or for legal purposes. If discrepancies are found between the data portrayed in this report and that of a legal survey, the legal survey will supersede any data presented herein.



Refer to the legend for blanket Species at Risk Occurrence data

FORM

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Figure 2 - Riparian Areas Regulations Assessment SPEA



FIGURE 2

Riparian Areas Regulation Assessment

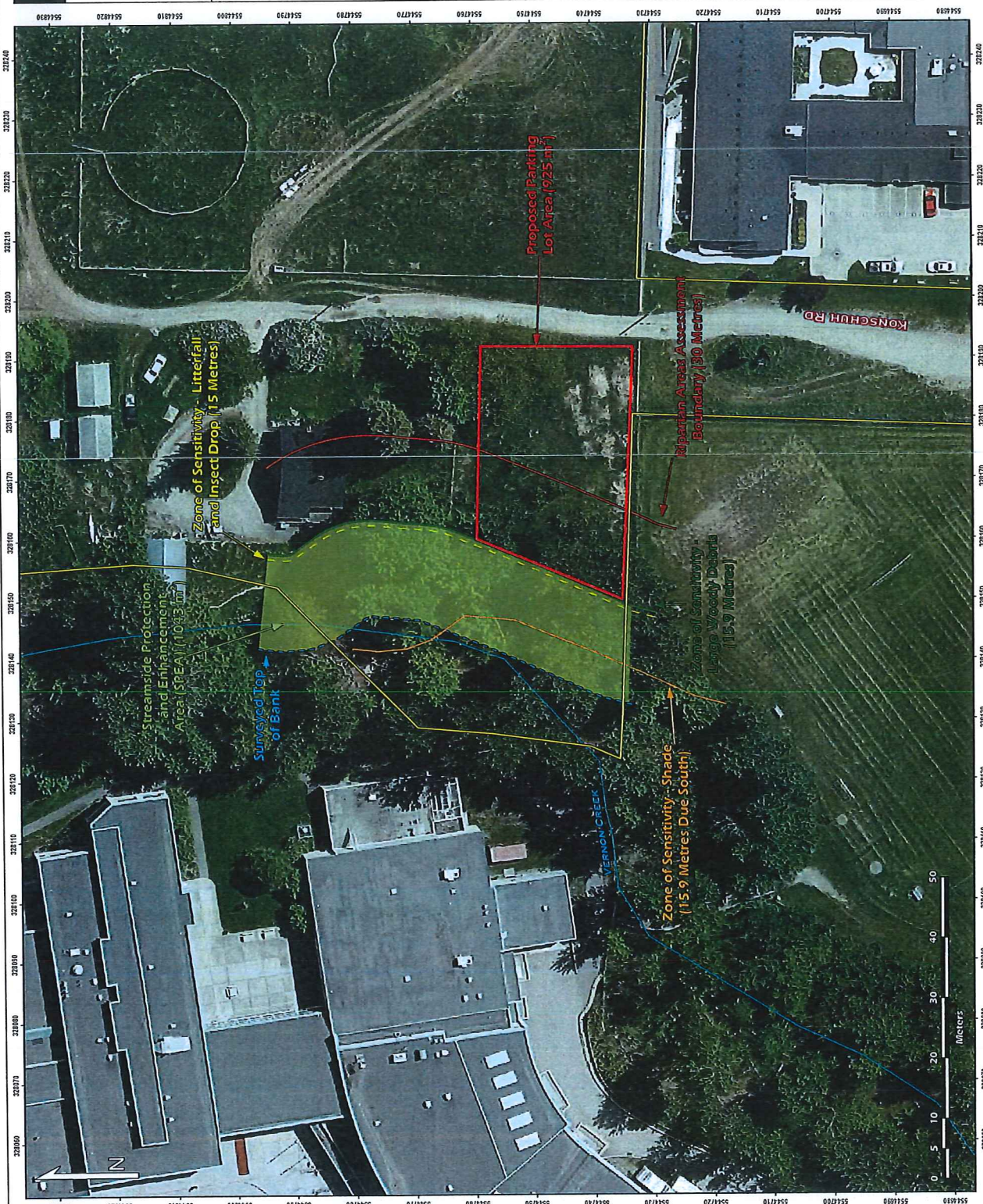
Project: Riparian Areas Regulation Assessment
Location: Lake Country, BC
Project No.: 20-3439
Prepared for: Sierra Seniors Living
Ecoscape Environmental Consultants Ltd.
Prepared by: Josh Castanier, GIS Technician
Coordinate System: NAD83-UTM Zone 11
Imagery: ESRI World Imagery
Field Visit: August 5, 2020
Map Date: August 20, 2020

LEGEND

- █ Proposed Parking Lot
- █ Subject Property
- Surveyed High Water Mark
- Riparian Areas Regulation Assessment Boundary (30 Metres)
- Zone of Sensitivity - Large Woody Debris (15.9 Metres)
- Zone of Sensitivity - Litterfall and Insect Drop (15 Metres)
- Zone of Sensitivity - Shade (15.9 Metres Due South)
- █ Streamside Protection and Enhancement Area (SPEA)
- Stream



DISCLAIMER
This map was prepared for conceptual purposes only and should not be interpreted as a legal survey or for legal purposes. If discrepancies are found between the data presented on this map and the actual field conditions, the legal survey will supersede any data presented herein.



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Section 4. Measures to Protect and Maintain the SPEA

This section is required for detailed assessments. Attach text or document files, as need, for each element discussed in Part 4 of the RAPR. It is suggested that documents be converted to PDF *before* inserting into the assessment report. Use your "return" button on your keyboard after each line. You must address and sign off each measure. If a specific measure is not being recommended a justification must be provided.

Danger Trees	
<p>A formal danger tree assessment was not performed within the subject property. Ecoscape understands that no trees are proposed to be removed from within the proposed parking lot area.</p> <p>I, <u>Jason Schleppe</u>, hereby certify that:</p> <ol style="list-style-type: none">I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sienna Seniors Living</u>I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas RegulationIn carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.	
Windthrow	
<p>Windthrow is not a significant concern on the subject property, however no formal assessment was completed. There are no tree removals or modifications proposed that would leave remaining trees susceptible to windthrow. While significant effects of windthrow are not anticipated, largescale winds or catastrophic events could potentially result in windthrow.</p> <p>I, <u>Jason Schleppe</u>, hereby certify that:</p> <ol style="list-style-type: none">I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sienna Seniors Living</u>.I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; andIn carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	



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Slope Stability	
<p>No immediate concerns were noted related to the slope stability on the subject property, considering that grades are low. Since works only involve construction of a temporary gravel parking lot, no geotechnical assessment was completed.</p> <p>I, <u>Jason Schleppe</u>, hereby certify that:</p> <ol style="list-style-type: none"> I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>; I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sienna Seniors Living</u>. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation. 	
Protection of Trees	
<p>Efforts must be made during construction works to avoid impacting the root systems, branches, bark, and trunk of trees adjacent to the development within the SPEA – as there are no trees within the proposed parking lot area. The following mitigation measures must be implemented during construction:</p> <ul style="list-style-type: none"> • The operation or parking of equipment below the driplines of the trees within the SPEA must be avoided. • Fencing of the tree driplines in proximity to proposed works with brightly coloured snow fence or suitable alternative is recommended. Installation direction can be provided by the environmental monitor onsite. • To avoid long term damage to native trees adjacent to the development footprint within the SPEA, stockpiling of fill and location of construction materials or equipment must not occur within the tree drip line. • Any roots that have been damaged during construction must be cut clean with a chain saw. <p>At the time of the site visit, no trees were observed within the footprint of the proposed parking lot, and no trees are proposed to be removed from within the proposed parking lot area. Despite Figure 2 showing trees within the proposed parking lot area, the aerial imaging available does not reflect the lack of trees. As per the site visit that was conducted on August 5, 2020, there were no trees observed within the proposed parking lot area (Photos 1 & 2), as the area is mostly made up of herbaceous non-native vegetation.</p>	

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I, Jason Schleppe, hereby certify that:

- a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
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- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation
- d. In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Encroachment

There is no planned encroachment into the SPEA; however, care should be taken to mitigate any risk of invasive plant species being established during the proposed work.

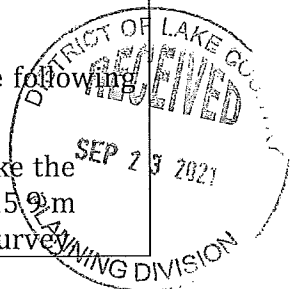
At this time, there are no plans for installing of fencing or signage to delineate the SPEA adjacent to the proposed parking lot; however, no encroachment into the SPEA by parked vehicles, or pruning of riparian vegetation within the SPEA to expand the area of the parking lot will occur by the developer after the parking lot is built.

Invasive Plant Management:

- Invasive plant species should be removed from any disturbed areas and the SPEA on an ongoing basis and invasive weed management will continue to be required as necessary at the subject property. Chemical pesticides/herbicides and fertilizers should not be used within the restoration area due to the close proximity to Vernon Creek. Furthermore, it is recommended that invasive species are pulled by hand.
- Invasive plant species should be disposed of in the landfill; however, invasive species material must not be composted in the yard waste section of the landfill. Invasive plant species must not be transported to or deposited in other natural areas.
- Invasive species removal should occur before peak flowering times to avoid seed distribution and further spread of invasive species

To prevent encroachment into the SPEA during and after the works, the following mitigation measures must be employed:

- Prior to any disturbance within the site, a legal surveyor must stake the 15.9 m setback from the HWM to prevent encroachment into the 15.9 m SPEA, and beyond the proposed development footprint. Following survey



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the 15.9 m SPEA setback boundary and development footprint must be delineated prior to construction using brightly coloured snow fence.

- Although the site is relatively flat near the west end of the subject property, silt fence must be installed along the 15.9 m SPEA boundary within the subject property. Silt fence must be staked and trenched into the ground a minimum of 15 cm, such that no material is able to move below or over the fencing. Ongoing monitoring and maintenance of the silt fence will be required throughout the site development.
- There must be no stockpiling or storage of construction materials within the SPEA setback.
- There must be no removal of riparian vegetation occurring within the SPEA unless the vegetation removed is confirmed to be an invasive species.
- No beach grooming, addition of sand, removal of cobbles/boulders, or removal of aquatic or riparian vegetation is to occur at any time during construction or through the ongoing use of the property and riparian area.

I, Jason Schleppe, hereby certify that:

- a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the Fish Protection Act;
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- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- d. In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

Sediment and Erosion Control

The following recommendations address minimizing the potential for the introduction of deleterious substances to Vernon Creek. The following recommendations must be adhered to throughout all stages of construction on the subject property:

- The release of fine sediments or other substances deleterious to the environment (e.g. gasoline, concrete dust or wastewater, construction debris) must be prevented.
- Ensure that onsite machinery is in good operating condition, clean, and free of leaks, excess oil or grease. No equipment refueling can take place within 30 m of Vernon Creek.
- Limit soil disturbance wherever possible to prevent erosion and the establishment of invasive plant species.

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- Storage of construction materials must not occur within 15.9 m of Vernon Creek.
- Spill containment kits must be kept readily available onsite during construction in case of the accidental release of a deleterious substance to the environment. Any spills of a reportable amount of a toxic substance must be immediately reported to Emergency Management BC's 24 hour hotline at 1-800-663-3456.
- Sediments, debris, or wash water must not come into contact with Vernon Creek or be discharged within 30 m of the HWM.
- All construction debris must be removed from the property on a regular basis. There should be areas designated for storage of construction materials and debris/waste.

I, Jason Schleppe, hereby certify that:

- I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- I am qualified to carry out this part of the assessment of the development proposal made by the developer Sienna Seniors Living.
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- In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Stormwater Management

There is no plan for the discharge of stormwater to Vernon Creek from the proposed works.

I, Jason Schleppe, hereby certify that:

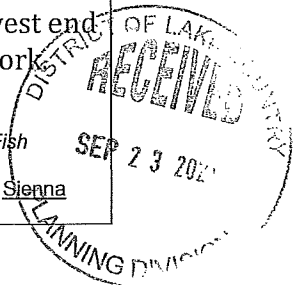
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- In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Floodplain Concerns

The subject property contains little to no slope towards Vernon Creek at the west end of the site. There are no anticipated floodplain concerns with the proposed work.

I, Jason Schleppe, hereby certify that:

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- I am qualified to carry out this part of the assessment of the development proposal made by the developer Sienna Seniors Living.



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- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation
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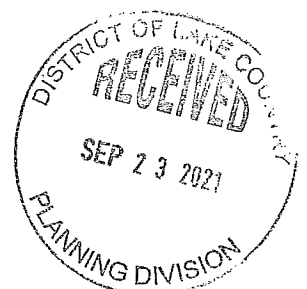
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Section 5. Environmental Monitoring

An environmental monitor (EM) should be retained to document compliance with proposed mitigation measures and to provide guidance during construction of the proposed parking lot. In the event that greater disturbance occurs due to unforeseen circumstances, the monitor should recommend further measures to protect/restore the natural integrity of the site.

The monitor's duties and schedule will include as a minimum the following:

1. Pre-construction meeting prior to the implementation of works. During this visit, best management practices, delineation of the SPEA and limits of disturbance, and erosion and sediment control measures will be reviewed;
2. Visits are expected to take place at the beginning and end of the parking lot construction, with additional visits required as necessary;
3. Environmental monitoring reports will be generated for each visit and provided to the client, and DLC;
4. Following completion of the project, a substantial completion report must be prepared. The substantial completion report will function as the standard post development report that the province requires to be submitted via the electronic Riparian Areas Regulation Notification System (RARNS) following completion of the project. **The province requires that the post development report be submitted within 60 days of project completion. The developer has been informed of this requirement to have a post development report filed.**



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Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Section 6. Photos



Photo 1. View looking west towards Vernon creek of the proposed work area. (All photos taken August 5, 2020).



Photo 2. View looking east showing proposed work area west of the creek.

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Photo 3. View looking downstream showing the Riffle-pool morphology throughout the subject property.



Photo 4. View looking downstream showing the Riffle-pool morphology throughout the subject property.



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Section 7. Professional Opinion

Assessment Report Professional Opinion on the Development Proposal's riparian area.

Date

October 23, 2020

1. I/We Jason Schleppe, R.P.Bio.

Please list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)

hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer Sienna Seniors Living, which proposal is described in section 3 of this Assessment Report (the "development proposal");
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the specifications of the Riparian Areas Protection Regulation and assessment methodology set out in the minister's manual; AND

2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:

- a)

N/A

 the site of the proposed development is subject to undue hardship, (if applicable, indicate N/A otherwise) and
- b)

Yes

 the proposed development will meet the **riparian protection standard** if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

[NOTE: "Qualified Environmental Professional" means an individual as described in section 21 of the Riparian Areas Protection Regulation.]

FORM

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



FORM

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

References

- British Columbia Conservation Data Centre (CDC). Conservation Data Centre Mapping Service [web application]. 2019. Victoria, British Columbia, Canada. Available online: <http://maps.gov.bc.ca/ess/sv/cdc/>. Accessed online: August 20, 2020.
- British Columbia Ministry of Environment (MoE). 2019. Habitat Wizard [web application]. Available online: http://www.env.gov.bc.ca/habwiz/about_data.htm Accessed online: August 20, 2020.
- British Columbia Ministry of Forests, Lands and Natural Resource Operations (BC MFLNRO). 2016. Fisheries Inventory Data Queries (FIDQ). Available Online: <http://a100.gov.bc.ca/pub/fidq/viewSingleWaterbody.do> Accessed August 20, 2020.

FORM

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Submission Instructions

Riparian Areas Regulation – Qualified Environmental Professional – Assessment Report RAR-QEP-AR

Forms you will need to complete are

- Form 1 which has the database information, the description of the fisheries resources, development site plan, measures to protect and maintain the SPEA, and environmental monitoring.
- Form 2, if more QEPs are part of the project team.
- Either Form 3 the detailed assessment form(s) or Form 4 simple assessment form(s) which is for the results of the riparian assessment (SPEA width). Use enough copies of the form to complete the assessment of the site.
- Form 5 is the photo form(s). Duplicate for additional photos.

NB: See the Guidelines and the Assessment Methods for detailed instructions on the information required for completing the Assessment Report.

A complete Riparian Assessment Report based on the template forms must be converted to a *single* Portable Document Format PDF file prior to uploading onto the Notification System.

The Assessment Report must be complete, by submitting the information specified, and posted to provide notification to the local government, Ministry of Water, Land and Air Protection and the Department of Fisheries and Oceans Canada.

Tips for working with MS Word Template Forms

Using the forms

- Before beginning, print a hard copy of the form and the guidance files for reference
- Open the template
- Enter data into the shaded fields on the form
- Use TAB to move from one field to another; SHIFT-TAB to go in reverse
- Text and digital photos may be inserted from other applications
- The amount of text that can be entered in each box is limited and cannot be changed by the user; boxes with date information, for example, require input like: yyyy-mm-dd.

Saving the completed form

- Assign name to the completed form
- Save a word document (*.doc file)
- Do not overwrite the Template (*.dot file) with your completed form
- If you do overwrite the template, you can download a new copy from this web site



FORM

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

APPENDIX A

Survey Prepared by Runnalls Denby

**SITE PLAN OF PART OF LOT C,
DISTRICT LOT 118, OSOYOOS
DIVISION YALE DISTRICT,
PLAN 457, EXCEPT:**

- 1) PLAN B1030
- 2) PLANS DD1617D and 2087D
- 3) PLANS 20009, 20771, 25047,
25475, H17634, 36673, 40574,
KAP48997 and KAP77935

SCALE: 1:250 (11"x17")

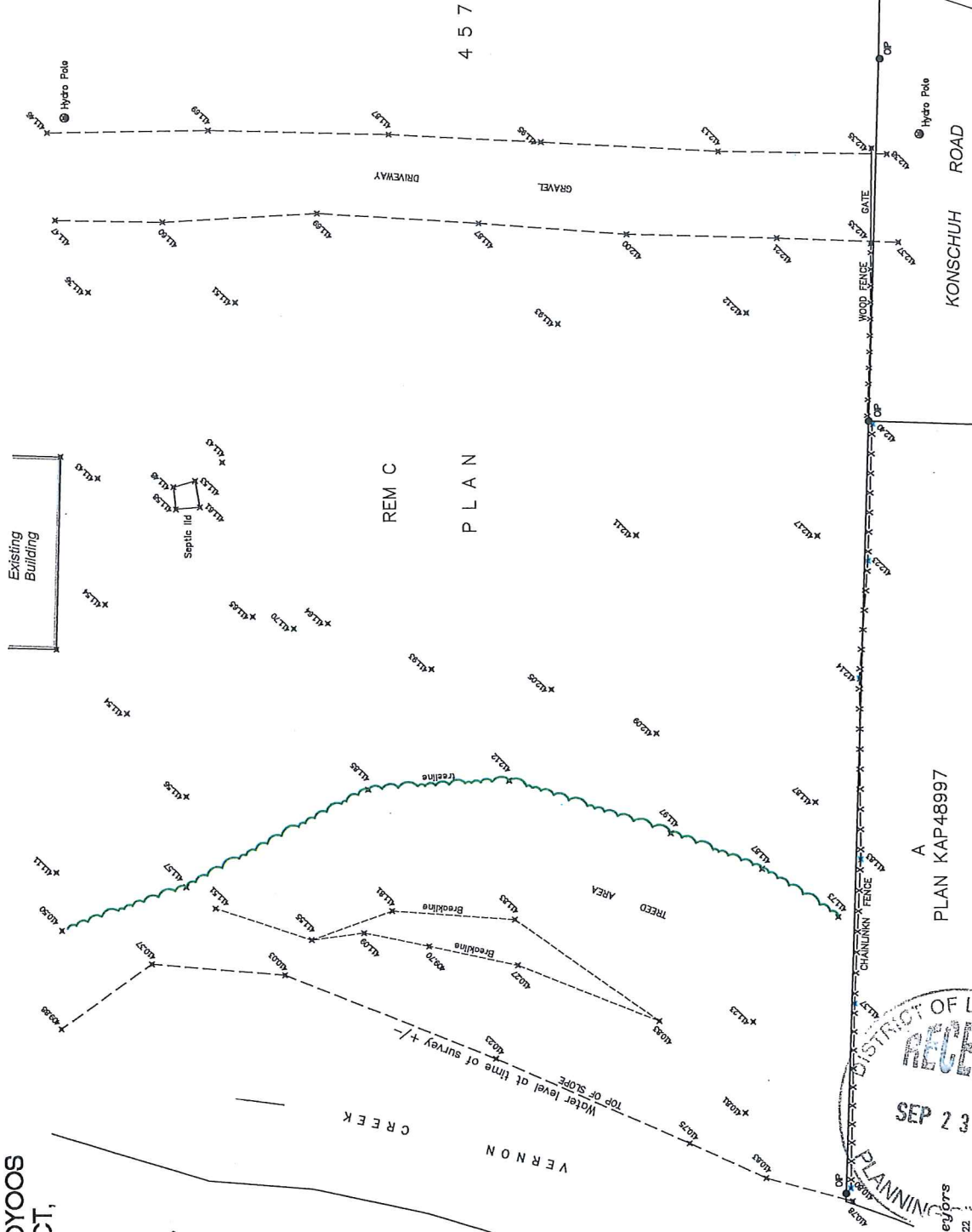
DATE: JUNE 17, 2020

DWG: 15737 SITE

FILE No.: 15737

CLIENT: KENT MacPHERSON

B
PLAN 1630



Elevations are in metres and are
based on GNSS observations.

RUNNALLS DENBY

british columbia land surveyors

255A Lawrence Avenue
Kelowna, B.C.
V1Y 6L2
Phone: (250) 763-7322
Fax: (250) 763-4413
Email: rob@runnallsdenby.com



A
PLAN KAP48997

1
PLAN
KAP82893

KONSCHUH ROAD



LAKE COUNTRY

Life. The Okanagan Way.

DISTRICT OF LAKE COUNTRY**DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST****NATURAL ENVIRONMENT DEVELOPMENT PERMIT AREA**

Applicants should insert relevant comments in each section to demonstrate how the proposed development has considered the following issues as identified in Section 21.9 of the Official Community Plan relating to Natural Environment Development Permit Areas:

Site Guidelines						
Does the timing of the development avoid windows of critical fish and wildlife activities?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✖
Have environmentally significant natural areas and features been identified and avoided?	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do subdivision plans preserve and protect environmental features?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✖
Have environmentally sensitive features been identified and preserved?	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are environmentally sensitive areas identified and protected?	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has development been limited to those areas of the property which will minimize impacts on environmental features?	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Will remaining natural areas and/or sensitive features be temporarily fenced or otherwise protected before commencing development? – based on recommendation by QEP, fencing of parking is sufficient	Yes	<input type="checkbox"/>	No	✖	N/A	<input type="checkbox"/>
Does subdivision design ensure that natural corridors are preserved?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✖
Has indigenous vegetation within buffer strips been retained or restored if damaged?	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has access to the buffer strip been restricted?	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are permeable paving materials utilized to protect groundwater supply and minimize erosion from surface runoff? – gravel parking lot planned	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines- Habitat Restoration						
Does the development proposal minimize the loss of features or functions relating to environmentally significant natural areas and features?	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does site development mitigate any impacts and propose to restore damaged areas/features to their former state?	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have all measures to avoid or mitigate impacts been exhausted prior to proposing restoration measures?						
When restoration is proposed is the following being considered: Is the proposed replacement area of the same type and value; Is there risk associated with compensation measures; Is the time lag before achieving functional habitat, feature or area of significance?	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has like-for-like restoration been proposed rather than replacement with a different feature or species?	Yes	✖	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Buildings and Structure Guidelines						
Are buildings and structures designed to minimize the developed footprint during and after construction?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✖

Does the building and structure design incorporate existing terrain as much as possible in order to minimize impacts to the natural environment? – the parking lot is using an existing flat portion of the site.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Landscaping Guidelines						
Do the buffer strips remain undeveloped? Does landscaping in those areas consist only of restoration which uses indigenous vegetation?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
If the buffer strip is disturbed does the revegetation plan consist only of indigenous species and are the replacement ratios adhered to?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the landscaping plan include drought resistant and indigenous vegetation throughout all areas of the property?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are invasive weeds eradicated within buffer strips and controlled throughout all areas of the property?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do trails, landscaping or formal gardens avoid any buffer strips?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Have existing trees been retained and will the root system and drip lines be protected?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Will re-vegetation of exposed soils occur after land alteration in order to prevent erosion and noxious weed infestation?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does any in-stream works (requiring bank or shore stabilization) utilize natural materials and avoid channelize the watercourse or impacting wildlife movement?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Riparian Area Guidelines						
Has an assessment report prepared by a Qualified Environmental Professional been received for any subdivision or development identified as Riparian Areas on Map 15?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> Does the report certify that the Qualified Environmental Professional is qualified to carry out the assessment? 	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> Does the report certify that the assessment methods have been followed? 	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> Does the report provide the professional opinion of the Qualified Environmental Professional that: <ul style="list-style-type: none"> i. if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or ii. if the width of the streamside protection and enhancement area identified in the report is protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the Riparian Assessment Area. 	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the proposed development refer to the Sensitive Habitat Inventory Mapping and ensure development is sensitive to the features identified in this mapping?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Ecological Connectivity Corridor Guidelines						
Is the parcel in or adjacent to any Ecological Connectivity Corridors? <ul style="list-style-type: none"> Is so, has a site-specific examination been completed for any potential impacts to wildlife? 	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Is the area located within the Ecological Connectivity Corridor as free as possible of buildings and structures, in order to ensure the free movement of wildlife?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✘
If buildings or structures are absolutely unavoidable, have they been located as far as possible from the centre of the corridor while also considering and avoiding other priority sensitive areas on the parcel?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✘
Has screening vegetation near buildings and at-grade wildlife crossings (indicated by signs and speed control) or wildlife crossing structures been provided where new roads bisect the Ecological Connectivity Corridor?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✘
Does the length of the Ecological Connectivity Corridor remain connected? In rare exceptions, the width of un-fragmented (contiguous) natural vegetation in the corridor area and buffer could be reduced to a bare-minimum width of 50m to 100m for a short distance (e.g. 100m maximum distance along the corridor in a 5km stretch).	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✘
Do riparian areas remain connected to the Ecological Connectivity Corridor?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✘
Have buildings and structures including fences that can act as obstructions or deterrents to the free movement of wildlife been minimized?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✘
Have subdivisions within the Ecological Connectivity Corridor considered the movement of wildlife in the orientation of the parcels and the positioning of any future buildings and structures including fences, vineyard trellises and other structures that may impede the movement of wildlife?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✘
Has any area developed within the corridor been offset by an equal contiguous area of similar or better habitat for local wildlife species to provide for wildlife movement, protected by restrictive covenant, adjacent to or near the corridor?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✘
Does new fencing not pose any hazards to wildlife or impede access to wildlife habitat areas?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✘
Has existing fencing that may be hazardous to wildlife (e.g. broken wires and rails) been updated or eliminated?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	✘



STABILITY, EROSION AND DRAINAGE HAZARD DEVELOPMENT PERMIT AREA

Applicants should insert relevant comments in each section to demonstrate how the proposed development has considered the following issues as identified in Section 21.11 of the Official Community Plan relating to Stability, Erosion and Drainage Hazard Development Permit Areas:

General Guidelines - Stability, Erosion and Drainage						
Will all drainage be contained on site? – grading will be away from the creek	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Will drainage originating from outside the property be able to pass through the property without blocking drainage channels?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Has a storm sewer system on the street been provided subject to geotechnical input?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Has as much existing natural vegetation been retained as possible?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Stability						
Have natural features such as landforms, rock outcroppings, mature trees and vegetation, drainage courses, hilltops and ridgelines been protected in the proposed site layout?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has subsoil exposure been minimized?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has the use of fill been minimized during site preparation?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has existing terrain been incorporated into the project to minimize site alteration? – existing flat area is planned to be used for the parking lot.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Landscaping Guidelines - Stability						
Has landscaping incorporated drought-resistant native plant species or xeriscaping to prevent future land slippage or other stability risks?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Has retaining wall usage been discouraged/minimized unless walls are necessary to preserve undisturbed areas of the site, address unstable slopes or continue existing wall features?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Will exposed soils be stabilized through revegetation (i.e. re-seeding, planting, mulching, sodding, or other ground cover)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Guidelines - Erosion						
Has the project been phased to ensure that only areas actively being worked on are uncovered?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Will soil stockpiles be appropriately located (i.e. away from significant landforms and/or adjacent properties)? – as per the review by Aplin Martin, stockpiles will be located away from the creek and north of the parking lot.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Will soil stockpiles be covered when not in use? – as per the review by Aplin Martin, long term storage of the topsoil should be spread and seeded. Short term storage requires tarp, mulch, or vegetative cover.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Will cleared areas be stabilized (i.e. re-seeding, planting, mulching, sodding, or other ground cover)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the proposed development adhere to the Best Management Practices for Erosion and Sediment Control? – as per the review by Aplin Martin Engineering.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Will construction vehicle access be limited to one route? – construction vehicles will be limited to Korschuh Road.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

Guidelines – Drainage Corridors						
Will natural watercourses be preserved and managed as open streams? – the creek located to the west will not be touched and will remain open.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have unnatural obstructions and impediments to the flow of a watercourse, ditch or drainage course been avoided?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
If obstructions or impediments are proposed has an engineered solution been considered based on the results of geotechnical studies?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Has new development incorporated rainwater best management practices to ensure post-development peak flows do not exceed pre-development peak flows? – post flows will be identical to pre-parking lot flows.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Will runoff be directed to suitable locations (e.g. swales)? – grading will be away from the creek to allow infiltration to the ground. Additionally, the parking lot will be constructed with gravel.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Will wetlands and detention ponds be constructed to improve the quality of rainwater and runoff?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>



GREENHOUSE GAS REDUCTION AND RESOURCE CONSERVATION DEVELOPMENT PERMIT AREA

Applicants should insert relevant comments in each section to demonstrate how the proposed development has considered the following issues as identified in Section 21.13 of the Official Community Plan relating to the Greenhouse Gas Reduction and Resource Conservation Development Permit Area:

Has site density been maximized for subdivisions?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Has the building footprint been minimized in order to allow for maximum green space? – the parking has been set close to the side yard setback.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have lots been oriented to maximize solar orientation of building envelopes? Have buildings been oriented to maximize solar gain?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Is the subdivision laid out to minimize the length and amount of infrastructure (such as sewer & water lines and roads)? – the parking is located as close to Korschuh Road as possible to reduce infrastructure.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the layout allow for alternative transportation options and transit?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Is the subdivision laid out to maximize site connectivity to nearby amenities and services? – the layout is west of a future Korschuh Road extension.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do the materials and colors used in building construction minimize heat absorption? Is the roof not a dark color?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are large windows sheltered by overhangs which maximize solar input during winter months?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Do proposed buildings incorporate green roofs, living walls or other measures to reduce heat gains caused by hard surfaces?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are alternative energy sources being proposed in large scale structures?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Do buildings have a south oriented roof to allow for future use of solar panels?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are there opportunities for natural ventilation and airflow incorporated into the building?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Do building materials encourage thermal massing and seasonal thermal energy storage?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are building envelopes well sealed and energy efficient?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Is vegetation low maintenance and require minimal irrigation? – the native vegetation will be retained.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the enhanced landscaping located along the south and west facing parcel boundaries to create shade?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Is rainwater recycling included in landscape designs?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Have porous material been maximized throughout the landscaping? – gravel parking lot is proposed.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do water features use recirculation systems as opposed to once through systems?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are opportunities for local food production and public food gardens incorporated into larger developments and subdivisions?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>



Temporary Use Permit



District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
t: 250-766-6674 f: 250-766-0200
lakecountry.bc.ca

APPROVED ISSUANCE OF ☐ TEMPORARY USE PERMIT *(pursuant to Sec. 493 of the Local Government Act)*

PERMIT # TP2021-002
 FOLIO # 2227000
 ZONING DESIGNATION: A1 – Agriculture 1
 ISSUED TO: Forrest Optland
 SITE ADDRESS: 10220 Konschuh Road
 LEGAL DESCRIPTION: Lot C District Lot 118 Osoyoos Division Yale District Plan 457 Except: (1) Plan B1030 (2) Plans DD1617D and 2087D (3) Plans 20009, 20771, 25047, 25475, H17634, 36673, 40574, KAP48997, and KAP77935
 PARCEL IDENTIFIER: 004-709-985

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

Applicants for Temporary Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of all Municipal Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which have not been identified as required Variances by the applicant or Municipal staff.

If any term or condition of this permit is for any reason held to be invalid by a decision or a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

1. TERMS AND CONDITIONS

Temporary Permit TP2021-002 (10220 Konschuh Road) on a 0.25 acre portion of Lot C District Lot 118 Osoyoos Division Yale District Plan 457 Except: (1) Plan B1030 (2) Plans DD1617D and 2087D (3) Plans 20009, 20771, 25047, 25475, H17634, 36673, 40574, KAP48997, and KAP77935 is approved allowing 25 off-site parking stalls subject to the following conditions:

- a) Development and business operations shall be conducted in compliance with the provisions of the District's various bylaws including but not limited to District of Lake Country Zoning Bylaw 561, except as explicitly varied or supplemented by the terms of this permit, subsequent permits, amendments(s) and/or development variance permits;
- b) Uses allowed under this permit are limited to those uses listed below:
 - i) Unenclosed Off-Site Parking for a maximum of 25 parking stalls for the exclusive use of the Lake Country Lodge Retirement and Care Community at 10163 Konschuh Road;

- ii) The Off-Site Parking shall not exceed an area of 0.25 acres and shall be located outside of the Agricultural Land Reserve, generally in the location shown in Appendix A (attached);
- iii) The parking location and configuration shall be the satisfaction of the Director of Planning & development;
- c) Signage shall be governed by the District of Lake Country Signage Regulation Bylaw 501, 2004 (as amended).
- d) This permit, issued as per Section 493 of the *Local Government Act*, is valid from the approval date to the expiry dated indicated below;
- e) At the end of the term of this permit all uses on this property must revert back to uses permitted under the zoning bylaw of the day (unless a subsequent permit renewal has been obtained).

2. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached to shall form a part hereof.

This permit is not transferrable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS IS NOT A BUILDING PERMIT OR
A CERTIFICATE TO COMMENCE
CONSTRUCTION**

3. APPROVALS

Authorizing resolutions passed by the Council on _____ day of March, 2022.

Issued by the Corporate Officer of the District of Lake Country this _____ day of _____, 2022.

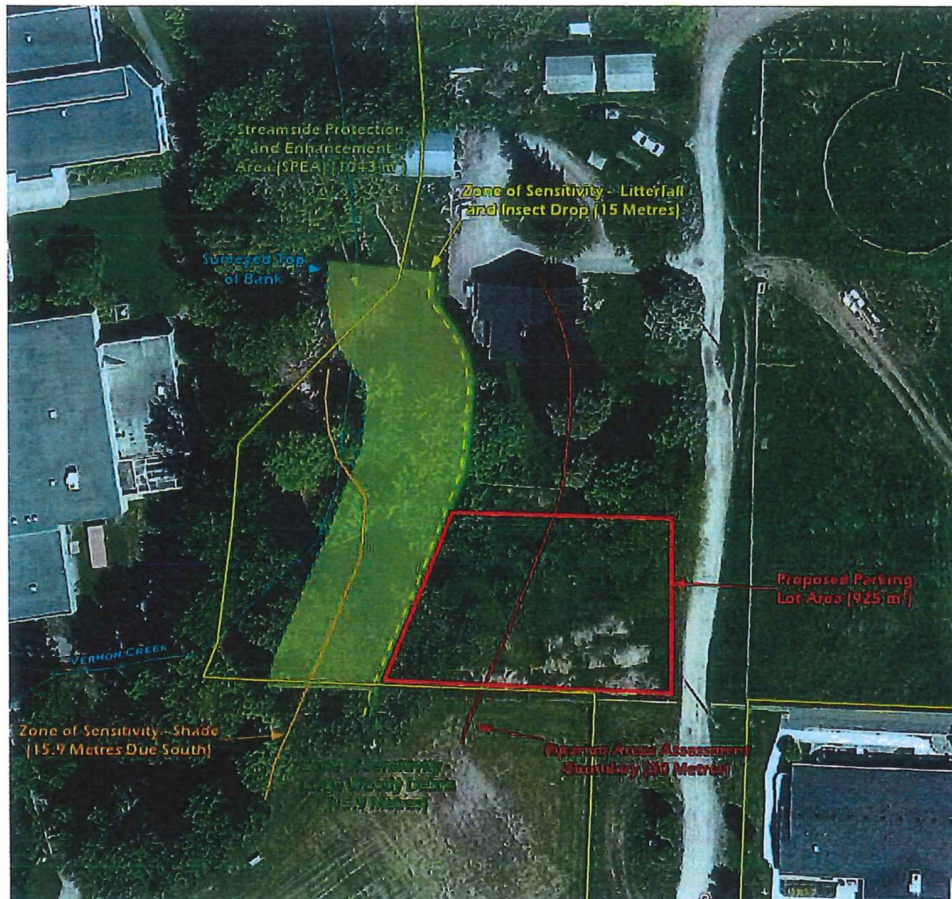
4. EXPIRY

Temporary Permit TP2021-002 (10220 Konschuh Road) expires on the _____ day of _____, 2025.

Corporate Officer
Reyna Seabrook

Appendix A

Map Showing Approximate Location of Temporary Off-Site Parking at 10220 Korschuh Rd

DETAILED PARKING AREA

304 - 1708 Dolphin Ave, Kelowna, BC V1Y 9S4 • Tel 250-763-2236 • Fax 250-763-3365



WWW.KENT-MACPHERSON.COM