

COMPARISON TABLE: “HAZARD LANDS” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
<p>14.0 HAZARD LANDS</p> <p>14.1 Background</p> <p>Hazard lands include, but are not limited to areas the Regional District has reason to believe are subject to flooding, mud flows, torrents of debris, erosion, rock fall, landslip, subsidence, avalanche and wildfire.</p>	<p>17.0 HAZARD LANDS</p> <p>17.1 Background</p> <p>Hazard lands include but are not limited to areas the Regional District has reason to believe are subject to natural hazards including flooding, mud flows, debris torrents, erosion, rockfall, landslip, sink holes and wildfire.</p> <p>The information available for the entire Regional District can be variable and may lack detail, so hazards often need to be investigated on a site-by-site basis. Recognizing this, site planning for proposed developments should consider the potential hazards on any given site. Some hazards can be evaluated and mitigated at the time of development. Other hazards, such as wildfire, can not only impact new developments, but also threaten existing structures.</p> <p>A <i>Community Wildfire Protection Plan (CWPP)</i> was completed for the Regional District in 2011. The plan assessed wildfire risk across the region and made recommendations to improve the community’s risk profile through pre-planning and preparedness, policy, and fuel management.</p> <p>As a predominantly rural area, the CWPP determined that development in the Plan Area generally consists of:</p> <ul style="list-style-type: none"> • low to moderately dense rural intermix areas (>1structure/ha) with more forested areas between structures and a less defined perimeter; • a well-defined urban/interface complex where the interface perimeter is more clearly defined; and • individual structures remotely scattered within the wildlands. <p>In the next few decades, climate change will likely have a significant change on fire hazard within Electoral Area “A” based on the decreases in precipitation and changes in forest fuel structure and composition (Associated Environmental, 2017).</p> <p>See Schedule ‘D’ (Hazard Lands – Flood), Schedule ‘E’ (Hazard Lands – Steep Slopes), and Schedule ‘F’ (Hazard Lands – Wildfire) for maps of key hazard areas in the Plan Area. High risk wildfire interface areas are subject to a Wildfire Interface Development Permit Area (Section 23.4). See Schedule ‘J’ (Wildfire Development Permit Area) for the development permit area.</p>
<p>14.2 Hazards Objectives</p> <p>.1 To prevent development in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed.</p> <p>.2 To prevent injury and loss of life and to prevent or minimize property damage as a result from natural hazards.</p> <p>.3 To recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.</p>	<p>17.2 Objectives</p> <p>.1 Prevent injury and loss of life and to prevent or minimize property damage because of natural hazards.</p> <p>.2 Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.</p> <p>.3 Recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.</p> <p>.4 Minimize wildfire hazards to people and property in existing and proposed new development.</p>

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	<p>.5 Minimize exposure to future flood damage by avoiding or minimizing development adjacent to Osoyoos Lake and Okanagan River Channel.</p>
<p>14.3 Hazards Policies</p> <p>The Regional Board:</p> <p>.1 Will direct development away from those lands that may have a potential natural hazard, or have been identified as hazardous by the Regional District or other agencies having jurisdiction.</p> <p>.2 Will direct development away from lands identified to being susceptible to soil instability, potentially hazardous geotechnical conditions.</p> <p>.3 Requires new development areas with slopes and grades in excess of 3:1 to be reviewed for soil instability, potentially hazardous conditions and environmental sensitivity. Development shall follow the recommendations of a geotechnical report, and an environmental impact assessment where environmentally sensitive areas exist, that have been prepared by a qualified professional to address the potential hazards and environmental sensitivity. Will consider preparing design guidelines to guide development in potentially unstable areas.</p> <p>.4 Discourages development of land susceptible to flooding. Lands subject to a general liability to flood should be used for parks, open space, habitat conservation, recreation or agricultural uses.</p> <p>.5 Requires that the construction and siting of buildings and structures to be used for habitation, business, industry, or the storage of goods damageable by flood waters to be flood proofed to standards consistent with applicable provincial flood hazard management guidelines where land that may be prone to flooding is required for development and no alternative is available.</p>	<p>17.3 Policies - General</p> <p>The Regional Board:</p> <p>.1 Encourages annual inspections, and as-needed inspections after large storms, runoff or flooding events, at the highest risk areas for impacts, such as steep slopes and major culverts outfalls.</p> <p>.2 Encourage the provincial Approving Officer to ensure that technical reports for hazard lands are prepared by appropriately qualified individuals and that any recommended conditions for safe use of the land area are registered as s. 219 covenants to inform future property owners.</p> <p>.3 Will not support the rezoning of development on lands with natural hazards or hazardous geotechnical conditions as identified by the Regional District or other agencies having jurisdiction, unless the applicant can provide a report by a Qualified Professional Engineer or Geoscientist that the land can be safely used for the use intended.</p> <p>.4 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Plan Area.</p> <p>.5 Encourages Plan Area residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.</p> <p>.6 Supports providing information on radon and radon mitigation opportunities to Plan Area residents.</p>
<p>.6 May request that the Regional Subdivision Approving Authority require the developer to undertake a fire hazard risk assessment at the time of submitting a subdivision application where the province indicates that a property may be subject to a moderate or higher fire risk. The Regional Board may require the same assessment during the rezoning or development permit process. The assessment will provide a recommended fire hazard mitigation strategy, that will be submitted to both the Regional District and the Province and is recommended to include, but is not limited to, the following:</p> <p>a) incorporating fuel breaks adjacent to or on the residential subdivisions;</p> <p>b) establishing zones around potential structures and homes which are clear of debris, highly combustible material or trees;</p> <p>c) utilizing fireproofing techniques and fireproof materials in building design;</p> <p>d) designing roads that provide evacuation routes and facilitate movement of fire fighting equipment;</p> <p>e) ensuring all roads are named and signed;</p> <p>f) ensuring availability of water supply facilities adequate for fire suppression;</p> <p>g) ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements;</p>	<p>17.4 Policies – Steep Slopes</p> <p>The Regional Board:</p> <p>.1 Discourages development on slopes with grades in excess of 30% to avoid geotechnical hazards.</p> <p>.2 Will recommend that the Approving Officer require a geotechnical report indicating the land can be safely used for the use intended for a subdivision where the new development is located on slopes greater than 30%, including those areas that may be regraded to slopes less than 30% after development, in order to address potential soil instability, hazardous conditions and environmental sensitivity.</p>
	<p>17.5 Policies - Flood Hazard Management</p> <p>The Regional Board:</p> <p>.1 Discourages development of land susceptible to flooding and encourages those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.</p> <p>.2 Requires that where land subject to flooding is to be developed and no alternative land is available, construction and siting of buildings and manufactured homes to be used for habitation, business, industry, or the storage of goods damageable by floodwaters shall comply with the floodplain regulation of the Zoning Bylaw with any relaxation subject to the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist, where applicable.</p>

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<p>h) implementing setbacks, interfacing fire protection standards, and building material standards pursuant to the Provinces publication <i>The Beware and Prepare Community Planner - Working towards a fire safe community</i>; and</p> <p>i) establishing a building setback of 30.0 metres abutting Crown land.</p> <p>.7 Encourages the Regional Subdivision Approving Authority to require that where a fire hazard mitigation strategy has been prepared the developer enter into a restrictive covenant to ensure the strategy is followed.</p>	<p>.3 Supports the use of Section 86 of the <i>Land Title Act</i> and Section 56 of the <i>Community Charter</i> to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.</p> <p>.4 Supports minimizing exposure to future flood damage by avoiding development adjacent to Osoyoos Lake and Okanagan River Channel or implementing flood mitigation measures.</p> <p>.5 Supports mitigating the impacts of potential flooding on buildings and properties in the floodplain area and affected by groundwater through design and site grading prior to construction as per the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist.</p>
	<p>17.6 Policies - Wildfire Hazard Mitigation</p> <p>The Regional Board:</p> <p>.1 In reviewing a rezoning application submitted to the Regional District for development in those areas identified in the <i>Community Wildfire Protection Plan (CWPP)</i> and shown on Schedule ‘F’ (Hazard Lands – Wildfire), the Regional District may require a fire hazard risk assessment by a qualified professional with recommendations concerning but not limited to the following:</p> <ul style="list-style-type: none"> a) incorporating fuel breaks adjacent to, or on, residential subdivisions; b) establishing zones around proposed building sites which are clear of debris and highly combustible materials; c) utilizing fireproofing techniques and fireproof materials in building design; d) designing roads that provide evacuation routes and facilitate movement of firefighting equipment; e) ensuring all roads are named and signed; f) ensuring availability of water supply facilities adequate for fire suppression; g) ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements; and h) implementing setbacks, interface fire protection standards, building material standards, and vegetation pursuant to Provincial FireSmart guidelines. <p>.2 Using the FireSmart guide as a principal guidance document, strives to foster wildfire awareness and resiliency through public education materials, programs and events.</p> <p>.3 Strongly encourages that new developments with moderate or higher fire hazard ratings to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.</p> <p>.4 Should review and update wildfire protection approaches as often as necessary based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.</p> <p>.5 Encourages property owners to adhere to the relevant Provincial guidelines to protect properties and communities from wildfire risk through such measures as reducing fuel loads and regular maintenance of eaves. Such measures should be supportive of the natural environment and mimic the natural effects of localized ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.</p>

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	<p>.6 Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the community/forest interface areas.</p> <p>.7 Supports the development of an inventory of accessible water sources by the province that could be enhanced to support water extraction by firefighting equipment.</p>
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