



Sensitive Terrestrial Ecosystem Development Permits

The intent of this brochure is to assist in preparing a Sensitive Terrestrial Ecosystem Development Permit (DP) application.

Purpose of Sensitive Terrestrial Ecosystem DP Areas

The Sensitive Terrestrial Ecosystem DP Area is designated for the protection of the natural environment, its ecosystems and biological diversity, and for the protection of development from hazardous conditions.

Where are Sensitive Terrestrial Ecosystem DP Areas Located?

Sensitive Terrestrial Ecosystem DP Areas are designated in the RDCO [Official Community Plans \(OCP\)](#) or in the [Joe Rich Rural Land Use Bylaw \(RLUB\)](#). You can determine if your property is located within a DP Area by using the RDCO Mapping resource, DP Area website, or by contacting the RDCO Planning Services Department:



(250) 469-6227



planning@rdco.com



Mapping:

<https://gis-rdco.hub.arcgis.com/>

DP Areas:

<https://www.rdco.com/en/business-and-land-use/development-permit-areas.aspx>

Establishment

The Sensitive Terrestrial Ecosystem DP Area is established to include coniferous woodland, grassland, sparsely vegetated, and mature forest ecosystems as identified in the Sensitive Ecosystem Inventory. The RDCO is committed to the protection of identified areas of high ecological and natural value. Terrestrial ecosystems in the Central Okanagan support a number of Red and Blue-listed (rare and at-risk) species and are a critical component to the health, vitality and economy of the local community.

Objectives

The Sensitive Terrestrial Ecosystem DP Area has the following objectives:

- To ensure that sensitive environments are identified and protected;
- To encourage and support the rural use of the land in a way that best conserves important and at risk ecosystems;
- To protect the ecological attributes and socio-economic values that are common to all Sensitive Terrestrial Ecosystems;
- To conserve Sensitive Terrestrial Ecosystems in a relatively natural state while supporting rural land uses;
- To plan land development and new subdivisions carefully in a manner that protects Sensitive Terrestrial Ecosystems;
- To protect Sensitive Terrestrial Ecosystems through the use of buffers; and

- To identify feasible habitat corridors connecting core conservation and significant habitat areas.

Exemptions

In Sensitive Terrestrial Ecosystem DP Areas, a DP must be approved before land is subdivided; construction of, addition to or alteration of a building or structure; or alteration or clearing of land (including but not limited to grading, blasting, preparation for the construction of services or roads). A DP is required unless an exemption applies. Exemption details, specific guidelines, and additional information can be found in the Development Permit sections of the applicable OCP or Joe Rich RLUB.

Professional Reports

Depending on the location and type of proposed development, professional reports may be required before a development permit can be issued. All professional reports submitted with a DP application must comply with the RDCO [Terms of Reference for Professional Reports](#).

Bonding

When landscaping and/or remedial work is a condition of the DP, the owner or agent shall provide a security deposit in the amount of 125% of the estimated cost of the prescribed works (including monitoring), prior to issuance of the DP. The amount shall be determined by the qualified professional preparing technical reports for the application.

Public Input

The Regional District has three (3) advisory groups, which provide comments on various applications. These comments are considered when making a decision by the Regional Board. Members of an advisory group are appointed by the Regional Board based on their background of civic activity, interest, or expertise.

Applications may be referred to one or more of the following advisory groups:

- Advisory Planning Commission (APC)
- Agricultural Advisory Commission (AAC)
- Environmental Advisory Commission (EAC)

How Long does the Application Process Take?

DP applications typically take 8 to 10 weeks to proceed through the evaluation and approval process.

Please note, additional information may be requested during the process, which may increase the application processing time. An applicant can considerably reduce any delays by supplying prompt replies with complete information. If Regional Board Review is required for the application, the process typically takes 3-4 months.



The DP Process

