

ENVIRONMENT AND CLIMATE ADVISORY COMMITTEE MINUTES
Wednesday, March 6, 2024

Committee in Attendance:

Jeff Austin
Tanis Gieselman
Robert Stupka

Tom Warshawski
Gisele Rehe

Staff in Attendance:

Jing Niu, Environmental Planner
Shaun O'Dea, Senior Planner
Tanya Atkinson, Planning Assistant (Recording)

Guest in Attendance:

Jason Schleppe, Ecoscape Environmental Consultants Ltd (DP-24-01/VP-24-01)
Angele Clarke, Aplin Martin (DP-24-01/VP-24-01)
Gary Tebbutt, Compass Developments (Z23/05 & Z23/06)

1. Call to Order

The Chair called the meeting to order at 5:32 p.m.

2. Land Acknowledgement

The RDCO acknowledges that this meeting is being held on the traditional territory of the syilx/Okanagan Peoples.

3. Adoption of Minutes – November 15, 2023

REHE/GIESELMAN

THAT the November 15, 2023 minutes be adopted.

4. Referrals

- a) DP-24-01 & VP-24- 01 – 1663 N Westside Road, Central Okanagan West Electoral Area – rebuild after McDougal Creek fire affected property.
- Committee members noted they would like more time between referral circulation and project review. Staff noted the exception to accommodate fast-tracked applications for fire affected properties.
 - Staff presented the application and addressed general questions regarding the proposal.

AUSTIN/STUPKA

THAT the applicant/agent be invited to speak about the project.

CARRIED

- J. Schleppe, agent, addressed the committee and noted the rehabilitation of the area will include native trees and plants. Agent noted engineers have noted a significant amount of earth removal will be required to further setback the structure, which imposes additional environmental impacts to the site.

Discussion

- It was noted the shared access cannot be moved and additional earthworks would not benefit the community. Staff noted the previous foreshore structure (boathouses) will not be rebuilt as it would not comply with Provincial regulations and RDCO policy. It was noted the site is pre-developed (brownfield) and compensation and restoration proposed would likely provide net benefit to the site with a balance of development.
- Committee members discussed considerations for modifications to the house plans to remove the deck into the SPEA.

STUPKA / REHE

THAT the ECAC supports the DP-24-01/VP-24-01 application.

CARRIED

b) Firwood & Alpine Road Subdivision

- Staff presented the 72 lot subdivision with park dedication application. An

archaeological assessment will not affect the proposed lots. A draft environmental assessment was provided by the applicant.

- Staff noted that of the referral response received thus far, inclusive of:
 - IHA has not supported of the application due to it is a poor alignment with environmental and health policies, and wildfire risks. Noted that development requires connection to the community water.
 - BC Parks does not support the proposal due to impact to wildlife habitat (inclusive of big horn sheep habitat being disrupted).
 - RDCO Parks Services is concerned about the Fintry protected area, identified no interest to acquire additional park areas due to close proximity to existing public park services.
 - RDCO Environmental Planning noted draft EIA require finalization and does not provide evidence to support alignment with OCP policy thus far. An environmental and hazardous development permit application and review would be required as part of subdivision.
 - RDCO Engineering Services noted lots do not meet the frontage requirement and community water assessment is required for further feasibility and bylaw variance would be required for onsite wastewater disposal.

WARSHAWSKI / GIESELMAN

THAT the ECAC does not support the Z23/05 & Z23/06 as presented due to the following considerations:

Anecdotal comments:

- Increase to car dependent subdivision would enhance suburban sprawl and act contrary to RDCO OCP Policies;
- Wildfire risk is increased with the proposed development;
- As RDCO will need to carry the cost of ongoing servicing, maintenance, and ultimate replacement - the proposed development will ultimately increase RDCO's economic burden through sprawl-based development.
- Sensitive environmental areas and wildlife habitat would be further disrupted and fractured by the proposed development; and
- Proposal is contrary to RDCO policy.

CARRIED

Discussion

- G. Tebbutt spoke to the subdivision proposal, noting the original proposal had more than 200 lots initially and met with RDCO staff and area director to ensure community needs are considered, such as a school site. The build out would be completed in phases, and fire smart aspects would encouraged.
- Committee members noted there is limited community services and further subdividing would increase infrastructure needs, and the further creation of car-dependent developments would not alleviate affordability or GHG emissions even if some amenities (e.g. school may be improved).
- Committee members noted more housing is needed, but not in such a remote area and further encouraged support of development and additional density within urban centres. The proposed development does not align with RDCO OCP policy does not align. Discussion also noted that the proposed development does not provide substantial buffer areas to wetlands or sensitive habitats and the minimal riparian setback areas is likely insufficient to provide ecosystem based protection or mitigate cumulative effects of development.

c) **Other Business**

- Staff provided an update regarding previous reviewed application, particularly noting FEX-23-02 was reviewed by the Regional Board and supported inclusive of conditions noted by ECAC.
- Staff noted additional projects are underway and further updates will be provided to the committee at a future date, inclusive of the Sensitive Ecosystem Inventory update and organics waste update.
- Meeting schedule update: Due to the anticipated applications and projects pertinent

staff suggested additional committee meeting and the Committee chose April 17th as an additional meeting date. Committee members requested that meeting invite with times and location details be recirculated and updated promptly.

d) **Adjourn meeting**

- The meeting adjourned at 7:41 p.m.

CERTIFIED TO BE TRUE AND CORRECT

Original signed by

Tom Warshawski, Chair