

DP-22-06 Schedule 'A'

Adherence to Development Plans:

- No further or variance in construction of, addition to or alteration of a building or structure; or alteration or clearing of land is to occur within the Development Permit Areas as outlined in the Rural Westside Official Community Plan Bylaw No. 1274 without prior notification and approval by RDCO; other than that recognized and approved in this Development Permit.
- No further buildings, structures or improvements of any kind shall be constructed nor located within the 15m setback from the natural boundary of Okanagan Lake. Any works proposed within the 15m setback may require approvals from the Province in accordance with the *Riparian Areas Protection Regulation*. And further, there shall be no removal or disturbance of any soil, vegetation, or trees (with the exception of noxious weeds) from within the 30 m setback area without first obtaining the written consent of the RDCO.
- Further modifications including changes in and about a stream, construction/alteration of culverts, retaining walls, and substrate modification must not occur at any time without further environmental assessment being conducted and appropriate approvals received from the Province in accordance with the *BC Water Sustainability Act* (Section 11).
- Development Permit (DP-22-06) has been issued exclusively for works associated with the construction of a single family dwelling and septic system as well as associated environmental monitoring and habitat restoration works.

Adherence to Professional Reports:

- All construction, mitigation, and restoration activities must be completed as per the March 8, 2022 Site Plan prepared by 925 R Design Inc., the April 19, 2022 Floodplain Setback Assessment prepared by Watershed Engineering Ltd., the December 21, 2021 Geotechnical Considerations Report prepared by Interior Testing Services Ltd., the April 14, 2022 Environmental Assessment prepared by Sage Environmental Consulting Ltd., and the April 1, 2022 On-site Sewerage System Design prepared by Franklin Engineering Ltd.

Monitoring:

- The landowner shall obtain the services of an Environmental Monitor and Registered Professional Engineer to ensure the recommendations of the Development Permit are implemented and in accordance with the following schedule and conditions:
 - Pre-construction meeting with the contractor, owner, Engineer(s), and Environmental Monitor;
 - On-going communication and notification required between contractors and applicable Registered Professional Engineers to monitor construction, assess drainage, erosion and sediment control works, and stability of slopes throughout development;
 - Submit monthly monitoring reports to RDCO, or as indicated by the Qualified Professionals;
 - Prepare a substantial completion report and submit to RDCO upon completion of construction and restoration works indicating substantial completion of the conditions and requirements of the Development Permit have been carried out; and,
 - In the event that greater disturbance occurs due to unforeseen circumstances, the Environmental Monitor will recommend further measures to protect/restore the natural integrity of the site and report on these measures to the RDCO.

Security:

- The applicant shall post a letter of credit or bank draft in the amount of \$9,981.75 in order to ensure completion of works and associated remediation landscaping within 1 year of the issuance of the Development Permit.

- Ninety per cent (90%) of this amount is refundable upon completion of said works and receipt of a substantial completion report signed by a registered professional, and to the satisfaction of Regional District Community Services staff.
- The remainder of the bond shall be held for a minimum of two (2) years (growing seasons) to ensure that the required mitigation has been fully implemented and demonstrated to function (ecologically or as designed). The maintenance bond may be held for longer periods if, throughout the initial 2-year period the persistent failure of the works is documented.

Further Conditions or Restrictions:

- The landowner/applicant must apply for and receive a building permit to the satisfaction of the RDCO Building Inspection Services.
- The property owner is responsible for complying with the conditions outlined in all covenants, easements, and statutory right of ways registered on title.
- Registration of a restrictive (Floodplain) covenant under Section 219 of the *Land Title Act* identifying that there has been an indication of flood concern relating to the development of the lands as set forth in the April 19, 2022 report prepared by Watershed Engineering Ltd.
- Registration of a restrictive (Wildfire) covenant under section 219 of the *Land Title Act* to address wildfire hazard reduction measures.
- The property owner is responsible for all costs associated with covenant preparation and registration including legal fees and land surveyor fees (if applicable).
- Prior to any disturbance on site, silt fencing is required and must be installed by the contractor prior to commencing any construction works and must remain in place for the duration of land disturbance activities. The silt fence must be located downslope between the construction works and Okanagan Lake and must be trenched into the ground a minimum of 15cm to prevent flow underneath the fence.
- Construction debris and materials must not be stored or deposited within the riparian setbacks and must be removed from the property on a regular basis.
- In accordance with the RDCO Noxious Weed Control Bylaw No. 179, the owner or occupier of the land shall prevent the infestation of noxious weeds and cut down or otherwise destroy and mulch or remove all noxious weeds and plant with native grasses or other native vegetation.