

South Slopes Survey Two – Results September 2011

Summary

- 69 surveys sent out in mail, posted online from July 21 to September 9
- 8 online surveys completed and 4 paper surveys submitted
- Strong areas of support included:
 - Connecting existing parks – like adding more connectivity for parks and trails
 - Protect land from hazardous conditions, like fire protection and restricting development on steep slopes
 - Support protection sensitive aquatic ecosystems and sensitive terrestrial areas
 - Remaining self servicing for water and sewer
 - Encouraging best/better practices for aggregate and timber harvest
- Not supportive of:
 - Changes in land use or existing zoning (note – the draft OCP specifically aimed not to do that)
 - Adding more regulation ‘red tape’, restrictions to future development
 - Concerns with identifying parks that may indicate private lands; concerns with existing trespass of parks users

1. Draft Vision and Objectives

	Like	Dislike
Draft Vision South Slopes is a rural area with an abundance of passive recreation opportunities to enjoy the natural environment and spectacular views of the Okanagan valley. South Slopes is an ecologically important area that is defined by an abundance of parks that have been established for environmental protection and recreation. By 2031, provincial park areas will be further connected through the addition of parks, greenways and linear trails.	8	3
a. Preserve the rural character of South Slopes by directing future urban development into the neighbouring municipality of Kelowna.	5	7
b. South Slopes is to remain rural and self-servicing for water and sewer.	8	4
c. Create connections between park areas to increase recreational enjoyment of these parks. There is a desire to increase the trails, greenways, and bike paths between natural areas.	9	3

d. Recognize the unique and rare ecosystems of South Slopes by identifying sensitive areas and requiring compliance with guidelines for their protection.	5	6
e. South Slopes has relatively rolling terrain, with some steep slopes exceeding 30%. When development is proposed there are a variety of hazards that are assessed including flooding, landslip or rockfall, and wildfire. These areas will be required to follow pre-development guidelines to reduce the risk to property.	7	5
f. Enhance communication and connections between the Regional District, First Nations, and neighbouring municipalities to ensure cooperation in shared goals for absorbing growth and enhancing parks connections.	10	2
g. Encourage the provincial government to consider permits for aggregate and timber extraction only in accordance with provincial best management practices, a detailed environmental review and neighbourhood impact review.	8	4

Comments

30% is a low gradient - 35% would be more realistic

I am a homeowner and I would like my property and home left out of the South Slopes developmental block. I do not invite government regulation to oversee our existing private residential housing properties. I do not want restrictive regulations implemented in the area of subdivision. Nor do I want to have more people encouraged to quad, bicycle, horseback ride, motorcycle hike or party through my private property which abuts crown land. At the very least if you are developing the recreational areas I request that you leave our private properties out of your developmental strategy.

The OCP should be divided into Zones i.e. Joe Rich, South-East Kelowna, South Kelowna and Mission as in my view there are differences in how each zone may be developed due to location, terrain. Having grown up in Kelowna I am not in favour of ""choking"" Kelowna's urban areas with development where green space is lost. I am not in favour of large lots in some areas of the OCP because they tend to become junk yards which won't look pretty from the Mission or Kelowna proper. Smaller properties are more well attended.

Much better to develop South Slopes for residential/commercial than good agricultural flat lands in the valley bottom

No gravel pits. No logging except if dead trees create fire hazard. Fire hazard approach should include good silvicultural practices that protect ecosystem diversity and property.

2. Draft Land Use Designations

	Like	Dislike
Rural Resource: Land with Rural Resource designation includes provincial forests and community watersheds and rural areas consisting of Crown Land and privately owned large rural lots with minimal services.	4	4
Crown Lands within this designation are intended to support resource industries such as cattle range, timber harvest, gravel extraction, and outdoor recreation on large parcels / unsurveyed Crown land.	6	5
Private lands within this designation have environmental constraints, and the provision of services, such as community water, and the provision of adequate road access. In order to minimize road access and to protect resource and environmental values, large parcel sizes are encouraged (30 ha or larger).	3	8
Agricultural: Lands within this designation are intended for agricultural use and will support crop growing, food processing, agritourism and other industries in support of the agricultural sector.	9	1
Rural Residential: Lands within this designation are large rural properties with minimal services and some limitations consisting of a 4-hectare minimum lot size.	4	6
Parks and Natural Areas: This designation is intended for outdoor oriented parks, recreation services, conservation parks and natural open spaces.	8	3
Private Recreation: This designation is intended for large-scale, open space oriented, private recreation such as eco-tourism facilities or recreational cabins.	6	5
Uses that may be considered in any designation: Public utilities and public parks zoned P1 (Park and Open Space), and the use of Comprehensive Development Zones (zones written specifically for a particular site in consideration of OCP policies and designations) may be considered in any designation.	5	4

Comments

I do not want my home to be part of the South Slopes Developmental block.

Since I have shares in property in the area deemed "Rural Resource", I would like to have that area designated "Private Recreation" for those who are presently using the area above Cedar Mountain Regional Park.

Do not make land use or zoning changes to my land.

Need to preserve parcels of land as RUI. Also need to preserve Crown lands in pristine conditions. Wood lots should be encouraged on private lands.

Rural res areas are too small on this map. If you want parkland on this scale, I don't approve.

3. Draft Development Permit Areas

A) Wildfire Interface Areas

	Like	Dislike
The Regional District will require that Fire Smart practices be followed in high risk areas through building materials and landscaping to reduce the fire risk to homes and neighbourhoods.	11	0
Wildfire Interface Development Permit Areas Guidelines will be required for proposed developments close to high risk areas.	10	1

Comments

I do not want any fires allowed in South Slopes.

B) Steep Slope Hillsides (> 30% grade)

Do not make land use or zoning changes to my land.

	Like	Dislike
The Regional District will require that development on hillsides be done in a manner that minimizes damage to property from erosion, soil instability, rock fall, or other identified hazard.	6	4
Development Guidelines will be put in place for lands with steep slopes greater than 30% to ensure that hillside development is sensitive to natural topography, landscape features, drainage patterns, and visual impacts.	4	5

Comments

30% is very common in this area, 35% would be more reasonable, the steep slope guideline would be more applicable to 35%, 30% grounds are still very stable.

Should not allow development at all on steep slopes.

C) Aquatic Ecosystems

	Like	Dislike
The Regional District will ensure that land development is compatible with sustaining proper ecological function of sensitive aquatic ecosystems.	8	1
Aquatic development permit areas guidelines are focused on protection of the foreshore, streamside ecosystems, wetlands, seasonally flooded sites and broadleaf woodland ecosystems.	8	1
Streams and shoreline areas will be buffered with no development in identified “leave-strip” areas.	4	5

Comments

Repath some areas if streams allow it--this was practised already on/near my property in that a stream was re-routed without permission.

“No development” should be an option.

Descriptions are too broad and are open to interpretation.

D) Sensitive Terrestrial Ecosystems

	Like	Dislike
The Regional District will ensure that land development is compatible with protection of identified sensitive habitat, its ecosystem, and biodiversity.	7	3
Sensitive terrestrial ecosystem development permit area guidelines are focused on protecting grassland ecosystems, coniferous woodland / mature forest ecosystems, and sparsely vegetated cliffs / rock ecosystems.	4	5
Sensitive ecosystem areas will be buffered with no development in identified high priority areas.	6	4

Comments

Some of us have 'invested' in this area for property sales in the future...with an understanding of what is already in place, shouldn't add more rules or change those that exist

“No development” should be an option.

Descriptions are too broad and are open to interpretation.

Comments on OCP process

Good process, key is to protect areas of "special" value, yet allowing realistic development and use. Most the south slopes have had historic use (logging, roads, hunting, etc) this is not a pristine area, it is an ecosystem that can be managed for multi use, and has proven the ability to regenerate and react positively to enhancement. I believe in flexible plans that provide guidance, but do not restrict amendments or reasonable proposals. The plan should minimize red tape for landowners that comply with the guidelines.

I have not received information regarding this proposal except that a neighbor told me. I want to be informed.

The "conclusion" you are reaching with the surveys are not surprising to me, and are foregone. But we will not be ignored.