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Environmental Development Permit Guide

The Environmental Development Permit Area is designated to protect the natural environment by protecting important sensitive ecosystems and biological diversity including valuable habitat for species at risk and other wildlife. The Environmental Development Permit Area establishes objectives for the protection of the natural environment, including:

- Protecting ecosystem services, biological diversity and important wildlife habitats, features and functions.
- Minimizing disturbance and ensure that development proceeds according to specified guidelines.
- Maintaining ecosystem connectivity within environmental corridor areas and to ensure that development in these areas proceeds according to specified guidelines.
- Planning land development and new subdivisions in a careful manner that identifies and protects sensitive ecosystems and species.

Environmental Development Permit

There are two categories within the Environmental Development Permit Area:

Environmental Protection Areas

- This category is applied on known very high-sensitive areas to retain biodiversity, support wildlife movement, and protect the natural environment from disturbance or degradation.
- These areas include oxbows, wildlife corridors, and ravines intended to remain in their natural state.
- This area is represented by the orange area in Figure 1.

Environmental Assessment Areas

- This category is applied to environmentally-sensitive areas to ensure that environmental values are considered in development planning.
- If development or construction is taking place within the Environmental Assessment Area, an Environmental Development Permit is required prior to a building permit application.
- A site plan and QEP (Qualified Environmental Professional) report is required when applying for an Environmental Development Permit.
- This area is represented by the yellow area in Figure 1.



Figure 1 – Example of Environmental Development Permit Area Map

How to find a QEP

QEPs are registered biologists (RP Bio designation) qualified by the Province to conduct and submit environmental and riparian assessment reports to the City of Penticton. The City of Penticton cannot recommend professionals, however, there are many QEPs within the local area that are qualified and can be contacted for this work.

Steps for Applying for an Environmental Development Permit	
Step 1	Visit City of Penticton Parcel Viewer to see if your property is located within the Environmental Assessment or Protection Development Permit Area. Check with the City of Penticton if you are unsure.
Step 2	If you are planning to develop within an Environmental Development Permit Area, you must hire a Qualified Environmental Professional (QEP) to assess the development site to determine any construction requirements and/or protection measures.
Step 3	An Environmental Development Permit application is required, including an assessment report prepared by a QEP. The assessment report must be prepared in accordance with the City of Penticton's <i>Terms of Reference for Environmental Reports</i> .
Step 4	Staff will review the application package and environmental assessment report to confirm that it is aligned with local bylaws and the terms of reference prior to issuing the permit.
Step 5	The property owner is still responsible to acquire any other necessary permits for their proposal (i.e. Earthworks Permit, Building Permit, etc.).

If the property is also within a Riparian Development Permit Area, a combined permit for both the Riparian Development Permit and the Environmental Assessment Permit may be applied for at the same time. Please also refer to the Riparian Development Permit [Guide](#).

Have Questions? We're here to help. Please contact the Planning Department

 250-490-2501 or  planning@penticton.ca

Located at City Hall on the first floor at 171 Main St, Penticton BC V2A 5A9