

Executive Summary

Sage Environmental Consulting Ltd. (SEC) has been retained by Rencor Investments Ltd. (Client) to provide a Habitat and Ecosystem Assessment for a proposed Nordic Spa location at 8800 Rising View Way, Vernon, BC (the project area). The proposed development is within the City of Vernon, Okanagan Hills Neighbourhood Plan as defined by the City of Vernon Official Community Plan 2013, Bylaw #5470¹. Land use in this assessment area is currently zoned as P5 – Private Park under the City of Vernon Zoning Bylaw #5000 (2003). The Client is proposing to change the zoning to RTC-a – Resort Commercial and Residential. The scope of work for this assessment is defined by the City of Vernon’s Environmental Management Area (EMA) Strategy² Appendix 6, for assessment requirements prior to rezoning.

The Site is mapped within one ESA 2 (moderate) and three ESA 1 (high) Environmental Management Area (EMA) polygons. The initial assessment found the overall quality of the grassland habitat polygons would remain ranked as ESA 1 and ESA 2, however due to weedy encroachment within the wetland, a more detailed assessment of the quality and condition of the wetland habitat will be included in the full EIA report.

The recommendations outlined below are part of the re-zoning application submitted to the City of Vernon by the Client for the purposes of future development of the subject Property. Initial assessment of the site has determined the following:

- Further habitat assessments include: Western rattlesnake, Great basin gophersnake and American badger den searches, painted turtle assessment and western harvest mouse night catch should be conducted in spring 2023 – **INITIAL ASSESSMENT COMPLETED (Spring 2023)**
- An auditory assessment for great basin spadefoot should be conducted in spring 2023 – **INITIAL ASSESSMENT COMPLETED (Spring 2023)**
- Setbacks for the wetland marsh (WN:ms) have been determined based on Riparian Areas Protection Regulation (RAPR) assessment methods and are included in the site map (Appendix II, Figure 2)

As impacts are anticipated, a full EIA will be provided prior to development.

It is the opinion of the undersigned that if the proposed rezoning is successful, and if the proposed recommendations for further assessment and Environmental Impact Assessment report are completed by the Client, that the proposed development will meet the objectives of the City of Vernon OCP. This does not suggest that previous works done on the site have met these criteria, but provides a path forward based on the current state of the Site and the Vernon OCP guidelines from the point of SEC engagement in the project.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read and interpreted in conjunction with the entire report.

¹ City of Vernon, 2013. Official Community Plan 2013 Bylaw #5470. <https://www.vernon.ca/government-services/bylaws/official-community-plan-2013-bylaw-5470>

² City of Vernon, 2008. Environmental Management Areas Strategy. https://www.vernon.ca/sites/default/files/docs/bylaws/OCP/environmental_mgmt_strategy.pdf