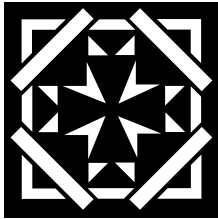


APPENDIX E



PHYSICAL INVENTORY

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Appendix E summarizes the major environmental characteristics of the subject Okanagan Hills property. The physical inventory summary draws on physical landscape analysis conducted by EKISTICS Town Planning, as well as an environmental assessment developed by EBA Engineering Consultants Ltd. in conjunction with this Plan (Appendix A). EBA has conducted an environmental impact assessment of the Okanagan Hills property, outlining regulatory requirements for the future development plan and environmental assessment recommendations for future subdivision and Development Permit applications. EBA's environmental review updates the original Environmental Management Plan also prepared by EBA in 2001.

TOPOGRAPHY AND SLOPE

Okanagan Hills lands are characterized by rugged relief and a variety of terrain conditions. Exposed ridgetops, knolls, draws, grasslands, forested areas, ponds and wetlands contribute to this spectacular hillside landscape (see the following **Landform Analysis** diagram). The Bella Vista highlands consists of a series of prominent ridges that extend southward between Okanagan and Kalamalka Lakes. Lower slopes extend towards Okanagan Lake to the south on a terraced benchland where elevations generally range from 450 to 650 metres. The Bella Vista highland's most notable feature is the steep slopes and rolling grasslands on the ridge on west side of Kalamalka Lake. Here elevations reach up to 800 metres on the rocky knolls in the northern portion of the site.

Over 50 percent of the Neighbourhood Plan area is composed of slopes greater than 30 percent, as illustrated in the following **Slope Analysis** diagram. More gentle terrain and grasslands are found in the northeast portion of the site. Also in the north are several ponds and marshes that lie in the hollows between the knolls. Fed by surface runoff and snowmelt, the wetland areas stand in contrast to their dry, rocky surroundings. A number of prominent draws drain the property towards Okanagan Lake in the south. In the northern portion of the site, drainage also flows into Okanagan Lake on the other side of Bella Vista Range.

The Okanagan Hills plan area has predominantly south facing slopes, with north facing slopes occurring as part of the prominent rocky knolls in the northern portion of the site, as illustrated in the **Slope Orientation** diagram.