

COMPARISON TABLE: “INFRASTRUCTURE AND SERVICING” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
<p>16.0 SERVICING</p> <p>16.1 Background</p> <p>The Plan acknowledges the advantages of orderly growth and preplanning of subdivisions, and the disadvantages of high density un-serviced development or premature, uneconomic extensions of utilities and services. It also supports combining servicing with sound land use development principles for the protection of environmentally sensitive land.</p>	<p>19.0 INFRASTRUCTURE AND SERVICING</p> <p>19.1 Background</p> <p>Infrastructure and services within the jurisdiction of the Regional District include water distribution, solid waste management, and community sanitary sewer systems. Roads, road right-of-ways and stormwater management are managed by the Province. As electrical, gas and communication utilities are also important to the community, the Regional District has an interest in helping guide the provision of these services.</p>
<p>16.2 Servicing Objectives</p> <p>.1 To ensure the coordinated and phased development of water, sewer and drainage.</p> <p>.2 To direct development to areas that can be best serviced by existing or planned utility services.</p> <p>.3 To ensure that water, sewer and drainage systems support good health and safety, and meet recognized standards of service.</p> <p>.4 To encourage the cooperation and coordination in the provision of other utilities that service existing and future developments, such as telephone, hydro and gas service.</p> <p>.5 To design service alignments to avoid disruption of environmentally sensitive land and riparian areas, or to fully mitigate or compensate for impacts of development to meet Provincial or Federal requirements.</p> <p>.6 To require that all new parcels of 1 hectare or less in size connect to a community sewer system.</p>	<p>19.2 Objectives</p> <p>.1 Implement a coordinated approach to infrastructure planning within the Plan Area.</p> <p>.2 Ensure that water, wastewater and drainage systems support good health and safety and meet recognized standards of service.</p> <p>.3 Maintain and foster relationships with provincial agencies, Improvement and Irrigation Districts, and other operators that influence the delivery and management of community infrastructure.</p> <p>.4 Discourage the development of private systems for the provision of water and sewer services.</p>
	<p>19.3 Policies</p> <p>The Regional Board:</p> <p>.1 May require that adequate infrastructure, including water, sewer, roads, and stormwater management be provided in new developments, at no cost to public agencies.</p> <p>.2 Requires that all new parcels to be created by subdivision with a land area of less than 1.0 ha connect to a community sewer system.</p> <p>.3 Encourages the implementation of sustainable development principles through consideration of renewable and alternative technologies for community infrastructure.</p>
	<p>19.4 Water Supply and Distribution</p> <p>Two major water systems exist within Electoral Area “A”, Osoyoos Rural Water Systems No. 8 and No. 9. Both systems are owned and operated by the Town of Osoyoos to service rural residents north and south of the Town. A number of other water systems were identified within Electoral Area “A”, including:</p> <ul style="list-style-type: none"> <li style="display: inline-block; width: 45%;">• Osoyoos Irrigation District (OID) <li style="display: inline-block; width: 45%;">• Brookvale Holiday Resort Water System <li style="display: inline-block; width: 45%;">• Osoyoos Lake Park Water System <li style="display: inline-block; width: 45%;">• Boundary Irrigation District

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	<ul style="list-style-type: none"> • Burrowing Owl Estates Winery Water System • Willow Beach Mobile Home Park Water System • Idle-O Apartments Water System <p>The remainder of the Plan Area is serviced through individual groundwater wells or surface-water licenses.</p> <p>The Town of Osoyoos provides water from six active groundwater wells. Water is currently treated with chlorine disinfection, which began in the fall of 2018. Water systems are required to comply with Interior Health’s 4-3-2-1-0 objective.</p> <p>The Town of Osoyoos is investigating the potential of switching to a surface water source. A water quality sampling plan is planned to determine if this is an option.</p> <p>The Osoyoos Irrigation District (OID) is located on the east bench of Osoyoos Lake, east of the Town of Osoyoos. The system was constructed in 1967 and consists of approximately 150 domestic connections and 40 agricultural connections, supplied by a submerged intake in Osoyoos Lake and treated with chlorination. This system was used to service both domestic and irrigation demands until a groundwater well was drilled to provide potable water to the area. The groundwater well is now used during the irrigation off season to supply water to the domestic connections in the area.</p> <p>Surface water is a critical resource within the Plan Area for residential use, agriculture, and e. Protecting Osoyoos Lake water quality is highlighted in multiple OCP policy sections.</p> <p>The capacity of all Electoral Area “A” water systems can be increased through water conservation measures, and the Regional District has actively encouraged water conservation and additional measures have been recommended to the RDOS, such as leak detection and water metering.</p>
	<p>19.4.1 Objectives</p> <ul style="list-style-type: none"> .1 Continue cooperation and coordination between water purveyors (Town of Osoyoos, private and irrigation districts) and the Province to ensure sustainable water quantity and quality is provided to residents in the Plan Area. .2 Manage development to ensure that surface water sources and aquifers are not depleted, and their long-term sustainability is protected. .3 Manage and protect the Plan Area’s groundwater resources on a sustainable basis and work to prevent irreversible or other adverse impacts to water resources. .4 Continue to work in conjunction with the Ministry of Environment, the Interior Health Authority, and residents to protect, manage and maintain high water quality and to ensure the sustainable use of the Plan Area’s surface and groundwater resources.
<p>16.3 Water Policies</p> <p>The Regional Board:</p> <ul style="list-style-type: none"> .1 Requires that all new developments are adequately serviced by a water supply system in accordance with the Regional District’s Subdivision Servicing Bylaw. 	<p>19.4.2 Policies</p> <p>The Regional Board:</p> <ul style="list-style-type: none"> .1 Will require new development to demonstrate a proven and adequate water supply and meet all current water quality regulations as well as the Interior Health Authority drinking water objective.

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<p>.2 Directs that new developments not restrict or limit the availability of water supply for agricultural irrigation.</p> <p>.3 Will liaise with the relevant Provincial agency and the Plan area water purveyors to ensure an overall coordinated water management strategy for water quality and quantity.</p>	<p>.2 Will work with and support the Town of Osoyoos to determine a long-term treatment plans for existing water systems in the Plan Area.</p> <p>.3 Encourages all groundwater users within Electoral Area “A” to ensure that groundwater well infrastructure and maintenance is completed as required by the Groundwater Protection Regulation under the <i>Water Sustainability Act</i>, including the installation of sufficient surface seals.</p> <p>.4 Encourages well owners using water for domestic purposes to register their well in the provincial database in order to document water use and help ensure existing uses are considered in future water license applications.</p> <p>.5 Supports working work with water purveyors to establish water conservation programs, including the promotion of xeriscaping and the use of other waterwise landscaping.</p> <p>.6 Actively promotes, educates, coordinates and implements water conservation practices, and will work with water utilities to establish water conservation programs including pricing and metering.</p> <p>.7 Strongly discourages the creation of new private community water utilities.</p> <p>.8 Strives to ensure that new developments do not restrict or limit the availability of water supply for existing users and agricultural irrigation.</p> <p>.9 Supports working with other stakeholders on regional water management initiatives to protect, revitalize and restore watersheds within the Plan Area, including the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the <i>Forest and Range Practices Act</i>.</p> <p>.10 Supports reviewing fire protection and fire suppression provisions throughout Electoral Area “A” and working with service providers to ensure an adequate level of fire protection is provided for new and existing developments.</p>
	<p>19.5 Wastewater and Sewage</p> <p>The Town of Osoyoos’ Northwest Sector Sanitary Sewer system services 137 properties located along Osoyoos Lake, north of the Town’s boundary and up to an area known as “Willow Beach”. The remaining properties in the RDOS are serviced with on-site septic. Liquid waste from users within the RDOS is not accepted at the Town of Osoyoos’ treatment facility, and is instead landfilled at the Osoyoos landfill, also located within Electoral Area “A”.</p> <p>Individual on-site septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over 1.0 ha in size. This method of disposal also increases the probability of groundwater contamination and nutrient loading into watercourses and lakes, such as Osoyoos Lake.</p>
	<p>19.5.1 Objectives</p> <p>.1 Reduce levels of nutrients and effluent disposal into watercourses.</p> <p>.2 Encourage investigating options for septage receiving at the Town of Osoyoos’ WWTP.</p> <p>.3 Maintain healthy aquatic and groundwater environments and protect human health from water contamination.</p>

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	<p>.4 Establish long-term sustainable sewage collection and disposal methods for existing and proposed properties smaller than one hectare and adjacent to watercourses.</p>
<p>16.4 Sewage Collection and Disposal Policies</p> <p>The Regional Board:</p> <p>.1 Will coordinate efforts with the relevant Provincial agency through a referral process to ensure that development follows the septic tank disposal field setbacks within environmentally sensitive areas.</p> <p>.2 Will consider amending the Regional District’s servicing bylaw to allow alternative sewerage system evaluation studies done at the time of subdivision.</p> <p>.3 Supports the Regional Solid Waste Management Plan, and its strategy for the future of the Osoyoos Landfill.</p> <p>.4 Encourages the preservation of an area for future community sewage collection formerly occupied by a railway right-of-way on the west side of Osoyoos Lake.</p> <p>.5 Will work with the Province, Fisheries and Oceans Canada, Osoyoos Indian Band and Town of Osoyoos to implement a future community sewer system on Osoyoos Lake.</p>	<p>19.5.2 Policies</p> <p>The Regional Board:</p> <p>.1 Encourages the Province to educate residents about the requirements for properly maintaining a septic tank and tile fields.</p> <p>.2 In areas where there is no community sanitary sewer or water systems, requires all development to adhere to the best practices recommendations of the Regional District’s Liquid Waste Management Plan as well as the Provincial Sewerage System Regulation administered by the Ministry of Health and the Interior Health Authority (IHA) for on-site sewage disposal and private groundwater wells.</p> <p>.3 Encourages the Ministry of Health to ensure that private septic tanks and ground disposal systems be sited to minimize pollution of surface and groundwater, and have appropriate setbacks from watercourses, lakes, and water wells.</p> <p>.4 Does not support the use of septic holding tanks for existing or new developments.</p> <p>.5 Strongly discourages the creation of new private community sanitary sewer utilities.</p>
	<p>19.6 Stormwater Management</p> <p>Effective stormwater management will help protect the water quality of the various lakes and other water bodies found within the Plan Area. Currently, stormwater drainage in the Plan Area is the responsibility of MoTI, and their contractor, and predominantly comprises open ditches, natural drainage courses and absorption into the ground through dry wells. Osoyoos Lake and other surface waters and aquifers, which are the area’s sources for drinking water, are the ultimate destination for much of the stormwater in the Plan Area.</p>
	<p>19.6.1 Objectives</p> <p>.1 Improve the management of stormwater quality and quantity within the Plan Area.</p> <p>.2 Ensure off-site surface runoff for new development does not exceed predevelopment flows.</p> <p>.3 Coordinate stormwater management with the Ministry of Transportation and Infrastructure where subdivision approval is involved.</p>
<p>16.5 Drainage Policies</p> <p>The Regional Board:</p> <p>.1 Encourages the review of stormwater management in new and existing developments by the Province.</p> <p>.2 Encourages the Regional Subdivision Approving Authority to require that each parcel of land within a proposed subdivision have a plan to address storm water runoff.</p> <p>.3 Coordinates efforts with the Province to monitor water quality runoff into major watercourses.</p>	<p>19.6.2 Policies</p> <p>The Regional Board:</p> <p>.1 Encourages the Province to require master storm drainage plans for new residential subdivisions.</p> <p>.2 Encourages the Approving Officer to require that each parcel of land within a proposed subdivision address stormwater runoff and that it protect aquatic ecosystems (lakes, wetlands, rivers, streams).</p> <p>.3 Encourages the use of permeable surfaces on driveways, parking lots and access roads, as well as other measures such as xeriscaping, infiltration basins, swales and other sustainable design features to reduce overland runoff.</p>

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<p>.4 Will consider regulations that control or prevent discharge of construction silts, gravel and debris into natural drainage courses, streams, or onto agricultural lands or highways.</p>	<p>.4 Encourages MoTI to involve the Regional District in developing terms of reference for community Storm Water Management Plans (SWMP).</p> <p>.5 Supports the sharing of all storm water reports between government agencies.</p> <p>.6 Encourages property owners to:</p> <p>a) maintain private driveway culverts and watercourse crossings to ensure high flow capacity can be accommodated; and,</p> <p>b) upgrade substandard driveway culverts to ensure that 1:200 year storm flows can be accommodated.</p>
	<p>19.7 Solid Waste</p> <p>The Regional District adopted a Solid Waste Management Plan (2012) that specifies how a waste diversion rate over 70% will be achieved.</p> <p>At present, solid waste is collected and deposited at the Osoyoos & District Sanitary Landfill, which also serves the Town of Osoyoos and Osoyoos Indian Band. Since composting was started at the landfill in 2016, waste volume has decreased significantly and the landfill has an estimated usable life between 23 and 30 years, dependent on the waste generation rate.</p>
	<p>19.7.1 Objectives</p> <p>.1 Reduce the volume of solid waste requiring disposal in accordance with Provincial waste reduction targets.</p> <p>.2 Increase recycling, source separation and reuse in the Plan Area.</p> <p>.3 Maximize the diversion of organic waste from the landfill by increased composting or burning.</p> <p>.4 Increase the reuse and recycling of construction, demolition and renovation waste.</p>
	<p>19.7.2 Policies</p> <p>The Regional Board:</p> <p>.1 Encourages and supports efficient and environmentally acceptable solid waste disposal methods through an education process, especially reduction of waste, reuse of materials, recycling, and backyard composting.</p> <p>.2 Continues to implement the strategies of its Solid Waste Management Plan, as it is amended from time to time.</p> <p>.3 Supports continuing public education to recognize and encourage the critically important role of area residents and businesses in implementing the Solid Waste Management Plan.</p> <p>.4 Encourages well designed development that supports the delivery of the solid waste services to existing and future residents.</p>
	<p>19.8 Other Utilities</p> <p>Utility services, including electrical, gas, phone and Internet are vital services to a community. The Regional District is not the provider of these utility service and the <i>Local Government Act</i> does not allow for the</p>

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	<p>Regional District to regulate these services by bylaw when subdivision is being undertaken. Nevertheless, these utilities play a vital role in the level of services to a community and, through the objectives and policies of this section, the community is encouraged to work with utility providers to ensure that Plan Area residents have access to the best possible services.</p> <p>Being a predominately rural community, the Plan Area, particularly smaller settlement areas are not well serviced by high-speed Internet or cellular phone service. Residents support the improvement of communication services in the community.</p>
	<p>19.8.1 Objectives</p> <p>.1 Encourage the operators of utilities to provide residents and businesses in the rural settlement areas with utility services.</p> <p>.2 Encourage cooperation and coordination of the provision of utilities to existing and future developments.</p>
<p>16.6 Other Utilities Policies</p> <p>The Regional Board:</p> <p>.1 Encourages the cooperation and coordination of utility companies in utilizing existing corridors for multiple uses.</p> <p>.2 Encourages public utility companies and the Province to locate and develop utility corridors and roads in a way that will not have a negative impact on environmentally sensitive areas, as shown on Schedule ‘C’.</p> <p>.3 Recognizes the various interests in the future use of the abandoned irrigation canal right-of-way, and designates it Parks, Recreation and Trails (PR) in order to protect options for future use as a recreation and/or utility corridor.</p>	<p>19.8.2 Policies</p> <p>The Regional Board:</p> <p>.1 Should work with utility providers to deliver affordable and convenient utility services, including high-speed Internet and cellular service, throughout the Plan Area.</p> <p>.2 Encourages public utility companies and the Province to develop and maintain infrastructure corridors in a manner that will not negatively impact existing residents and the natural environment or have a negative impact on existing Environmentally Sensitive Development Permit Areas and Watercourse Development Permit Areas.</p> <p>.3 Supports the establishment of renewable energy projects that use water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electrical transmission and distribution infrastructure when those facilities:</p> <p>a) have been properly evaluated and are shown to be technically sound, environmentally sensitive and socially responsible;</p> <p>b) are located, designed, constructed and operated in a manner that is consistent with the overall vision for the region;</p> <p>c) can be connected into the existing transmission and distribution infrastructure with minimal impact; and</p> <p>d) provide tangible community benefits.</p>