

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 17, 2023
RE: Petition to Enter Service Area – Electoral Area “E” (E2022.008-SAP)

Administrative Recommendation:

THAT Bylaw No. 3001, 2023, a bylaw to amend the Naramata Water System Local Service Establishment Bylaw to extend the Water Service Area to include 3870 Vineyard Lane, be read a first, second and third time; and

THAT prior to the adoption of Bylaw No. 3001, 2023, the property owners enter into a works and services agreement with the Regional District to provide off-site watermain installation and upgrades.

Owners: Ian and Ginnie McIntosh Agent: Donna Butler Folio: E-01954.000

Legal: Block 214, Plan KAP706, District Lot 3315, SDYD, Except Plan A62

OCP: Large Holdings (LH) Zone: Large Holdings One (LH1)

Purpose:

The applicant has submitted a request to include the property at 3870 Vineyard Lane into the Naramata Community Water System Local Service Area. Schedule ‘A’ of the would need to be amended to include the property.

Site Context:

The property is approximately 1.75 ha in area and is situated on the east side of Vineyard Lane and bisected by the KVR trail, approximately 4.7 km north of the boundary of the City of Penticton.

The surrounding pattern of development is generally characterised by relatively large, rural parcels of varying zoning including, Agriculture One (AG1), Large Holdings One (LH1) and Resource Area Site Specific (RAs) zones.

Background:

The property was created February 18, 1998, while available Regional District records indicate that building permits have not previously been issued for this property.

Under the Regional Growth Strategy (RGS), the property is not within a Primary or Rural Growth Area. Both Primary and Rural Growth Areas are characterized by the existence of community water and/or sewer services, with Primary Growth Areas having all necessary infrastructure in place and Rural Growth Areas having community water and/or sewer services in place.

The property is designated Large Holdings (LH), but is being proposed for a Small Holdings (SH) land use designation under the Draft Electoral Area “E” OCP Bylaw No. 3010. The property is subject to an Environmentally Sensitive Development Permit (ESDP) Area designations and a permit was previously issued for the development of a single detached dwelling on the property.

The property is currently zoned Large Holdings One (LH1) and has been classified as “Residential” (Class 01) by BC Assessment.

Analysis:

A water model review was conducted on the system which indicated that there is capacity to service the property with community water, though a water main extension and connection will be required.

The pressure at the proposed water connection would be below the minimum required standard, but the property owner has agreed to have an on-site pressure system installed to address this issue and to provide further financial assistance to upgrade pipework at the intersection of Vineyard Lane and Smethurst Road.

The RGS and OCP speak to the Naramata townsite as a designated Rural Growth Area. The townsite is meant to be the focus of community activity and services, pivot of transportation, a focus of commercial activity and where new medium density residential growth is to be directed given the presence of infrastructure, services and employment opportunities.

Properties with Rural Holdings OCP designations (e.g. Large Holdings) are generally used for rural or rural residential purposes, and either have limited services or are entirely un-serviced. However, the property is undersized as a LH1 parcel (i.e., 1.75 ha as opposed to 4.0 ha) and is proposed for re-designation to Small Holdings (SH) under the draft Electoral Area “E” OCP Bylaw No. 3010. If implemented, the property would be similarly designated as other parcels typically connected to the Naramata Community Water System.

Summary:

The Naramata Water System is capable of servicing the site and the property owners are amenable to installing an on-site pressure system. A works and services agreement should be attached to ensure that the pressure system is designed and installed to the standard required.

Alternative:

1. THAT Bylaw No. 3001, 2023, Naramata Water System Local Service Establishment Amendment Bylaw, be denied.

Respectfully submitted:



Shannon Duong, Planner II

Endorsed By:

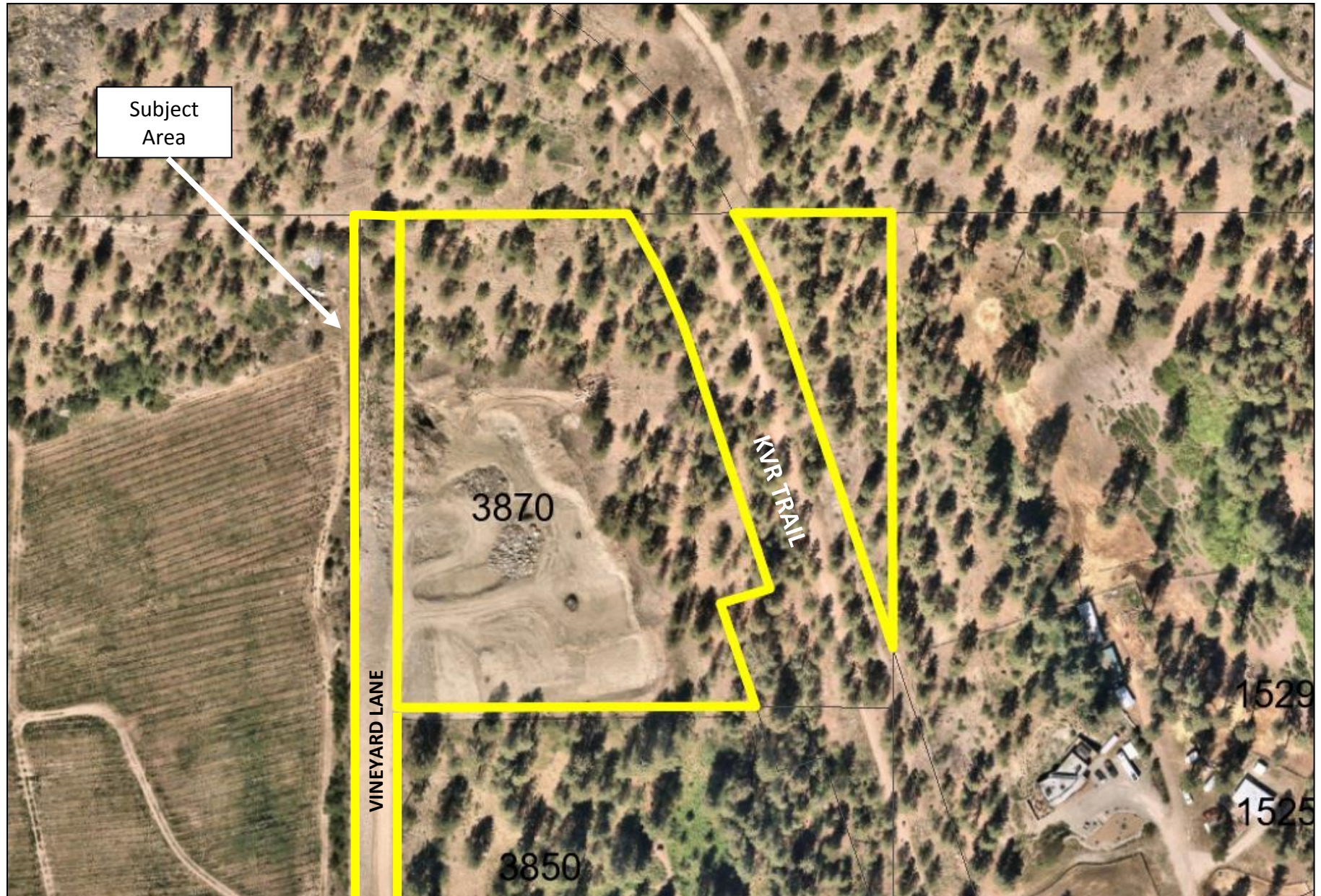


C. Garrish, Senior Manager of Planning Services

Attachments: No. 1 – Aerial Photo

No. 2 – Naramata Community Water System Local Service Area Boundaries

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Naramata Community Water System Local Service Area Boundaries

