

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 17, 2022
RE: Petition to Enter Naramata Water Service Area – Electoral Area “E” (E2021.007-SAP)

Administrative Recommendation:

THAT Bylaw No. 2958, 2022, a bylaw to amend the Naramata Water System Local Service Establishment Bylaw be denied.

<u>Purpose:</u> To extend the Naramata Water System service area	<u>Folio:</u> E-07146.006
<u>Legal:</u> Lot 3, Plan EPP65786, District Lot 211, SDYD, & DL 3314	<u>Civic:</u> 4600 North Naramata Road
<u>OCP:</u> Resource Area (RA)	<u>Zone:</u> Resource Area (RA)

Purpose:

The applicant has submitted a petition request to the Regional District that seeks to include the property at 4600 North Naramata Road (being Lot 3, Plan EPP65786, District Lot 211, SDYD, & DL 3314) in the Naramata Water System Local Service Area.

The petition is to amend Schedule ‘A’ of the Naramata Water System Local Service Establishment Amendment Bylaw No. 1620, 1995, to include the property.

In support of this petition request, the applicant has stated that “the above is our formal request for both domestic and irrigation services. For irrigation we would need enough water for 5 to 8 acres of vines.” Additionally, it is understood that the applicant is currently trucking water to the subject property due to the well drying up.

Site Context:

The subject property is approximately 20.2 ha in area and is situated on the east side of North Naramata Road and bisecting the Kettle Valley Rail Trail. Both properties are in the Naramata Street Lighting Service Area and the Naramata Fire Protection Service Area. It is understood that the parcel is comprised of vacant land.

The surrounding pattern of development is generally characterised by vacant Resource Area (RA) lands and a Parks and Recreation (PR) corridor to the east, a few Small Holdings (SH3 and SH5) and Large Holdings (LH1) properties used for residential to the south, Agricultural (AG1) to the west, and two small Residential (RS1) lots to the north-west.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on June 28, 2017, while available Regional District records indicate

that no building permits have been issued for the subject property. The property has been classified as “Residential” (Class 01) by BC Assessment.

Regional Growth Strategy (RGS) Bylaw:

Under the Regional Growth Strategy (RGS) Bylaw No. 2770, 2017, the subject properties are not within a currently designated growth area. The RGS Bylaw speaks to supporting “efficient, effective and affordable infrastructure services ...” and, as an objective, to “direct development to areas with publicly operated services and infrastructure.”

Official Community Plan (OCP) Bylaw:

Under the Electoral Area “E” Naramata Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated as Resource Area (RA), an objective of which is “to maintain the rural character” of such lands, and this is supported by a policy “that these areas will remain rural with limited community services and infrastructure.” The property is further designated as being within an Environmentally Sensitive Development Permit (ESDP) and a Watercourse Development Permit (WDP) Area.

Zoning Bylaw:

Under Electoral Area “E” Zoning Bylaw No. 2459, 2008, the subject property is currently zoned Resource Area (RA), which establishes a minimum parcel size for subdivision of 20.0 ha, and limits residential density to one (1) principal dwelling unit per parcel and up to four (4) accessory dwellings.

Water Service Area:

The property is currently outside of the water service area, but there is existing water infrastructure fronting the property adjacent to North Naramata Road. The water main fronting the property is already being replaced to today’s standards due to the 11-lot subdivision of Grace Estates neighbouring the property to the north.

The Naramata Water System is deficient in design capacity in the northern portion of the existing service area and upgrades are needed. Water modeling would need to be completed in order to indicate the minimum water main sizes and other related infrastructure upgrades required for the subject property to be able to connect to the Naramata Water System.

The Water modeling would further be used to phase and cost all the infrastructure upgrades that the applicant will need to connect to the system, such as pumping works to get water to high elevations and a proportion of a new reservoir that would benefit all of the northern portion of the service area.

A Development Cost Charge and water fees in annual property taxes would apply to the subject property. Maintenance agreements and legal right-of-ways over the private land would also need to be in place to ensure the Regional District is able to access the site and undertake required maintenance on the infrastructure created.

Board Consideration:

At the September 23, 2021 Regional District Board Meeting, a related Naramata Water Service Area Petition (E2021.005-SAP) was referred to the Electoral Area “E” Advisory Planning Commission (APC) and Naramata Water Advisory Commission (NWAC) for the applicant’s properties at 4700 and 4800 North Naramata Road.

Water modelling for three related petitions E2021.002-SAP, E2021.005-SAP, and E2021.007-SAP is currently underway.

Analysis:

The request to add the subject properties to the Naramata Community Water System Local Service Area is premature in the context of the on-going reviews of the South Okanagan RGS Bylaw and Electoral Area “E” OCP Bylaw.

The extension of service areas should not precede the review of these other land use bylaws and a determination on growth boundaries for the Naramata community. An objective of the RGS Bylaw is to establish growth areas and generally “direct development to areas with publically operated services and infrastructure” and not to encourage the continuous extension of infrastructure and services into rural areas.

While the applicant has indicated the water is required for agricultural purposes, the property is not in the Agricultural Land Reserve (ALR), appears to have no history of farming that requires irrigation, and is the subject of an OCP land use designation that speaks to rural lands remaining un-serviced.

The existing water infrastructure is not sufficient for the proposed domestic and irrigation needs. The elevation of the property is beyond the operational capabilities of the Naramata Water System, meaning that water from the connection point at North Naramata Road will not be able to reach the far extents of the property. It is unlikely that the Naramata Water System will extend beyond the KVR, and a maximum elevation would need to be established.

To meet the needs described by the petitioner, major infrastructure upgrades would be required at the proportional cost of the petitioner including, but not limited to:

- finalizing Water Modelling to determine needed upgrades;
- installing a new, higher elevation reservoir that is publicly accessible; and
- designing, installing, and maintaining private pumping works for higher elevations.

Alternatives:

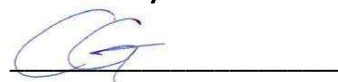
1. THAT Bylaw No. 2958, 2022, Naramata Water System Local Service Establishment Amendment Bylaw be read a first, second and third time;

Respectfully submitted:



Danielle DeVries, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Applicant’s Water Service Area Petition Request

Attachment No. 1 – Applicant’s Water Service Area Petition Request

