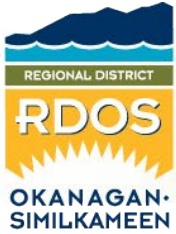


Temporary Holding Tank Bylaw for Vintage Views Wastewater System

Board of Directors

July 16, 2026

Liisa Bloomfield,
Senior Manager of Public Works



Vintage Views Wastewater System

- September 29, 2025 – Ownership to RDOS
 - Treatment system requires major upgrades
 - Damaged infiltration fields
 - No capacity for additional users
- Activities since Transfer
 - Priority safety and operational repairs
 - Preliminary evaluation of upgrade options
 - Investigating options for property owners
 - Retained consultant for upgrades – July 2026

Critical Issue for Owners

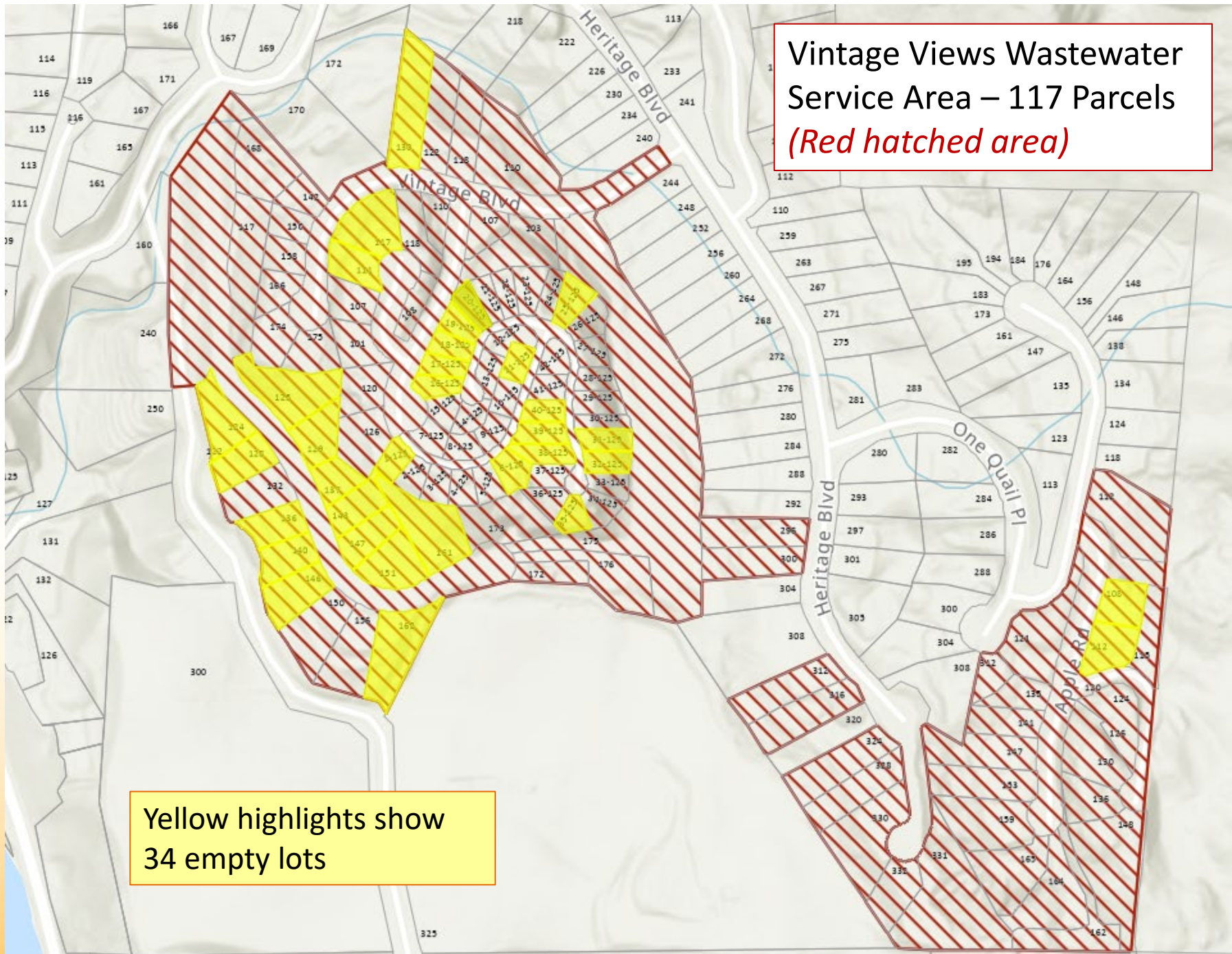
- Pollution Prevention Order – August 2021
 - No new connections permitted to sewer system
 - No building permits for 34 vacant lots
- PPO 110871 linked to private owner
 - Ownership on the Discharge Authorization permit
 - Permit transfer in process with province since 2025
 - Completed first week of July
- PPO 110871 to be cancelled by province

Can I Build Now?

- Environmental obligations still remain
 - Wastewater system issues still exist
 - No new connections will be approved
 - Major upgrades still required
- Interim solution proposed
 - Temporary holding tanks
 - Vintage Views Wastewater Service Area only

Vintage Views Wastewater
Service Area – 117 Parcels
(Red hatched area)

Yellow highlights show
34 empty lots



Interim Option

- Temporary Holding Tank Bylaw No. 3157
- Allow residential construction on vacant lots

Before Construction Complete - Direction Selected

Upgrades to treatment system **complete**

- Connect directly to sewer system
- No holding tank installed

OR

Upgrades to treatment system **not completed**

- Holding tank would be installed by owner
- Future connection to system and removal of holding tank



Sewerage Holding Tanks

1. What is a "Holding Tank"?

A holding tank is a large container that is used to collect and temporarily store sewage from a structure. The sewage is removed and transported to an approved location for disposal. Holding tanks are used when it is

Public Health Act
Sewerage System
Regulation
BC Reg 326/2004



Holding Tank Planning and Installation Guidelines

Contents

GENERAL INFORMATION

1. What Is A "Holding Tank"?

IHA Guidelines
and Holding
Tank Permit



HOLDING TANK PERMIT – APPLICATION FORM

☐ New Construction ☐ Permanent ☐ Temporary ☐ Repair ☐ Amendment

Legal Description Of Property: (Lot, Block, Plan, Sec., TWP., Rge, DL)

Common Address

City / Prov.

Name Of Property Owner

Mailing Address

City / Prov.

Folio #

Map or GPS Coordinates:

Lat: Long:

Postal Code

Phone

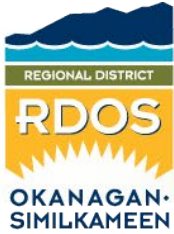
Postal Code

Bylaw Implementation

- IHA holding tank permit
 - Meet provincial guidelines and requirements
- Section 219 covenant registered on title
 - Transfer with a property sale
- Installation as per IHA requirements
 - If needed
- Maintain pump out and disposal records
- All costs to be paid by owner

Connection to Vintage Views

- When capacity is available
 - Written notification provided to owner
- Within 90 days after notification
 - Install connection to Vintage Views system
 - User fees begin for service upon connection
- Within 90 days after connection
 - Decommission and remove holding tank



Recommendation

Administrative Recommendation:

THAT the Regional District of Okanagan-Similkameen Temporary Holding Tanks Bylaw No. 3157, 2026 be read a first, second and third time.