

Electoral Area “E” OCP Worksheet

Sewage and Water Deep Dive

Meeting Wednesday, March 30, 6:30-8:30 p.m.

Purpose

This worksheet accompanies the deep dive meetings to help policy development. This worksheet also should help the panelists tailor their presentation to the existing OCP and help the Community Advisory Group (CAG) tailor their questions for the experts.

This worksheet contains all the existing OCP policies related to this evening’s topics and asks some guiding questions to help the deep dive run smoothly.

Note that all sections of the OCP are related, so if you do not see a section you expected for this meeting it will be in a subsequent deep dive worksheet.

Process

1. Please review and complete the question portions of this worksheet *before* the deep dive meeting.
2. Use the question sections to prepare questions that you may wish to ask the experts during the deep dive meetings to help clarify the existing policies.
3. After the meeting, please complete the comment sections of this worksheet.
4. Submit your completed worksheet to Danielle for consideration in policy development.

The following contains excerpts from the current Electoral Area “E” OCP. Some contextual wording (i.e. background) has been removed for the interest of space and the time it will take to work through this worksheet. The section numbers correspond to the [full OCP document](#) should you wish to refer to the original sections.

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General Servicing – OCP Excerpts

5.0 Community Vision

Among aspects of our future addressed are policies and regulations that reflect a commitment to:

.6 Managing and enhancing community services & facilities

6.0 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan.

6.1 Social

2. Encourage a cost **effective and efficient development pattern in terms of physical (e.g. water, roads, waste water, and storm water management) and social services** (e.g. schools, recreation).

6.2 Economic

1. Ensure an **orderly level of growth** to protect the “rural sense of community” in Naramata, and to ensure that growth does not result in large tax increases.

7.0 Growth Management

7.2 Objectives

5. To encourage the planning of new residential areas and **design of community infrastructure in advance of individual or site-specific bylaw amendments and subdivision applications.**

7.3 Policies

The Regional Board:

2. May consider new development proposals that are consistent with the community’s slow growth mandate and that are assessed through a Comprehensive Development Plan (CDP). The CDP shall, along with community engagement, address at a minimum the following criteria:
 - d. The **impact on existing services and facilities, and the ability of local governments and agencies to provide services in a timely, affordable, and effective manner; as well as cost implications to local taxpayers;**
17. Generally, directs new medium density residential growth to the Naramata townsite or City of Penticton **where infrastructure, services and employment opportunities sustain higher densities.**

21.0 Servicing

21.1.1 Servicing Objectives

1. To ensure the **coordinated and phased development of water, sewer and drainage.**
2. To **direct development to areas that can be best serviced by existing or planned utility services.**
3. To **ensure that water, sewer and drainage systems support good health and safety, and meet recognized standards of service.**
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.
6. To require that **all parcels of 1 hectare or less in size connect to a community sewer system.**

21.1.2 General Servicing Policies

The Regional Board:

1. Requires that new developments designated as development permit, or proposed subdivision areas requiring a land use designation amendment, that place significant demands on existing infrastructure to enter into a development agreement. **It is intended that the developer incur costs for all upgrades, including design, associated with the increase in the related infrastructure.**
2. **Ensure that DCCs applicable to new developments are sufficient to cover the costs of the sequential upgrades** made necessary by ongoing new development.

21.1.7 Other Utilities Policies

The Regional Board:

1. Encourages the cooperation and coordination of utility companies in utilizing existing corridors for multiple uses, where feasible and compatible as determined by the relevant service provider.
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 designated Environmentally Sensitive Development Permit Area and Important Ecosystem Area**, as shown on Schedule 'C', or on agriculture.

General Servicing – Questions & Comments

I think these general servicing policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

[illegible]

Comments on the specific policies (list policy section number, then comment):

[illegible]

Sewage – OCP Excerpts

7.0 Growth Management

7.3 Policies

The Regional Board:

9. Requires **new development on parcels less than approximately 1 hectare to connect to a community sanitary sewer system.**

21.0 Servicing

21.1.4 Sewage Disposal Policies

The Regional Board:

1. Will coordinate efforts with the Province through a referral process to ensure that **development follows the septic tank disposal field setbacks within ESAs.**
2. Will consider amending the RDOS Servicing Bylaw to **allow alternative sewerage system evaluation studies done at the time of subdivision.**
3. Supports the **recommendations and on-going review and updating of the 1994 Liquid Waste Management Plan for Naramata.**
4. Encourages the **development of a community sewer system where economically feasible.**
5. Recognizes that **on-site treatment (treatment plants and septic) is the existing type of sewage disposal in the Plan area.**
6. Recognizes that **residential density increases will require servicing upgrades, especially in the Naramata townsite area,** and will work with the Provincial and Federal governments, District of Summerland, and City of Penticton **to consider a future community sewer system.**
7. Will consider **suitable locations for community waste water treatment plant should such a plant prove to be desirable within the community.**

Sewerage – Questions & Comments

I think these sewerage policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

Comments on the specific policies (list policy section number, then comment):

Water – OCP Excerpts

6.0 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan.

6.3 Environmental

- 6. Protect the quantity and quality of water resources and waterways.**

21.0 Servicing

21.1.3 Water Policies

The Regional Board:

1. Requires that **all new developments within the Naramata water service area are adequately serviced by a water supply system** in accordance with the RDOS Servicing Bylaw.
2. Directs that new **developments not restrict or limit the availability of water supply for agricultural irrigation.**
3. Will liaise with the Province and the Plan area water purveyors to ensure an overall **coordinated water management strategy for water quality and quantity.**
4. Encourages that potential developers of **lands adjacent or above the Kettle Valley Railway corridor and the north bench of Naramata undertake an engineering study for future expansion of the existing water system to these areas.**
5. Recognizes a **new water system in which all domestic and irrigation water will initially be supplied from Okanagan Lake. Irrigation water from upland sources will slowly be phased back in over time as the water system is split into a separate domestic and irrigation system.**
6. **Promotes water conservation**, without reducing the beautification of the community, where possible and practical, by:
 - a) Initiating **water conservation initiatives** where it is encouraged that:
 - i) New designs, construction, and operation of public facilities are to be **water efficient;**
 - ii) Any new construction shall contain **low-flow fixtures;**
 - iii) Any new sprinkler systems shall be installed **with timers and rain shut-off switches** and existing systems shall be upgraded to meet this standard.
 - b) Providing that **irrigation regulations be in effect from April 1 through October 30** each year where even numbered addresses are allowed to water on even calendar days and odd numbered addresses are allowed to water on odd calendar days.
 - c) **Providing the public with educational material outlining the necessity for and the benefits of water conservation.** The public shall be introduced to the three “rules” of water conservation – reduce, repair and retrofit.
 - d) Implementing a **staged program where users incur the full cost of water and one sector does not unjustifiably subsidize another.**

- e) Promoting the **reduction of excessive irrigation and promoting the installation of sprinkler systems with timers and rain shut-offs.**
- f) Promoting **increased efficiency of agricultural irrigation water management.**
- g) Reviewing bylaws as they come up for amendment or renewal with **water conservation in mind.**

Water – Questions & Comments

I think these water policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

Comments on the specific policies (list policy section number, then comment):
