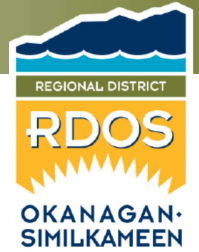


## ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** September 23, 2021  
**RE:** Petition to enter the Naramata Water System Local Service Area – Electoral Area “E”

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### **Administrative Recommendation:**

**THAT Bylaw No. 2939, 2021, a bylaw to amend the Naramata Water System Local Service Establishment Bylaw 1620/1995, be denied.**

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<u>Purpose:</u> To extend the Naramata Water System Service Area	<u>Folio:</u> E-07146.002/.004
<u>Legal:</u> Lots 1 & 2, Plan EPP65786, DL 211, SDYD, & DL 3314	<u>Civic:</u> 4800 & 4700 North Naramata Road
<u>OCP:</u> Resource Area (RA)	<u>Zone:</u> Resource Area (RA)

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### **Purpose:**

The applicant has submitted a petition to the Regional District requesting inclusion of the properties at 4800 & 4700 North Naramata Road (being Lots 1 & 2, Plan EPP65786, District Lot 211, SDYD, & DL 3314) into the Naramata Water System for both domestic and irrigation services. The irrigation requirement is for 5 to 8 acres of vines.”

### **Site Context:**

The subject property at 4800 North Naramata Road is approximately 20.6 ha in area and the property at 4700 North Naramata Road is approximately 20.4 ha in area. They are 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 each parcel is comprised of a single detached dwelling and an accessory building on 4700 North Naramata Road.

The surrounding pattern of development is generally characterised by vacant Resource Area (RA) lands and a Parks and Recreation (PR) corridor to the north and 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 on June 28, 2017, while available Regional District records indicate that a building permit was issued for a single detached dwelling (2020) on 4800 North Naramata Road.

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### Regional Growth Strategy (RGS)

The properties are not within a 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 publically operated services and infrastructure.”

### Electoral Area “E” Official Community Plan (OCP)

The properties are 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) Area due to the presence of “Very High” and “High” environmental values. The property at 4800 North Naramata Road has also been designated as comprising a Watercourse Development Permit (WDP) Area due to a creek running through the property.

### Electoral Area “E” Zoning Bylaw

The properties are 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.

The property has been classified as “Residential” (Class 01) by BC Assessment.

### **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 and the pending establishment of a growth boundary for Naramata.

Any extension of service areas should not precede the review of these other land use bylaws and the determination on growth boundaries for Naramata.

While the applicant has indicated that the water service is required for agricultural purposes, the properties appear to have no history of farming that requires irrigation, are not in the Agricultural Land Reserve (ALR) and are the subject of an OCP land use designation that speaks to such “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. However, the water main along North Naramata Road is currently being upgraded to 300 mm fronting both properties, which is sufficient and could include a connection.

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

- conducting Water Model Exercises to determine needed upgrades,
- installing a meter vault and a meter,
- installing a new, higher elevation reservoir that is publicly accessible, and

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- designing, installing, and maintaining private pumping works for higher elevations that do not have negative impacts on the Naramata Water System.

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.

Should the intent be to sell the property, any new property owner in this area would presume that inclusion in the service area allows full access to the water system without realizing the impediments, both financial and physical, that would be required for service.

If approved for inclusion, the subject property would need to be included in the Development Cost Charge Area.

**Summary:**

In summary, the Naramata Water System cannot support the domestic and irrigation purposes requested on the subject property without major infrastructure upgrades.

The Regional District is not obliged to provide a service in all or part of an electoral area upon receipt of a petition from an owner of land.

**Alternatives:**

1. THAT Bylaw No. 2939, 2021, Naramata Water System Local Service Establishment Amendment Bylaw be read a first, second and third time;  
AND THAT Bylaw No. 1804.09, 2021 Naramata Water System Development Cost Charge Amendment Bylaw be read a first, second and third time;

**Respectfully submitted:**

D. DeVries

Danielle DeVries, Planner 1

**Endorsed By:**



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C. Garrish, Planning Manager

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

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

