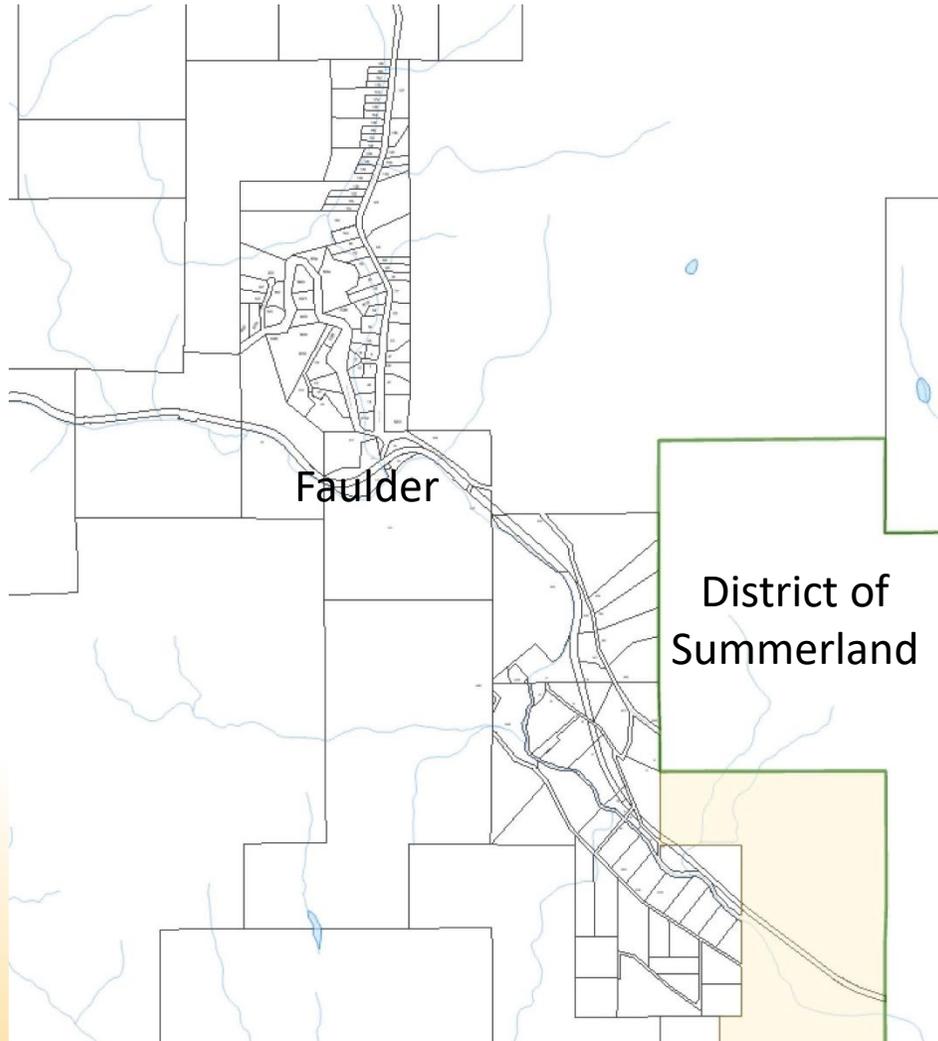




# Faulder Zone Review (Electoral Area "F")

# Faulder Zone Review

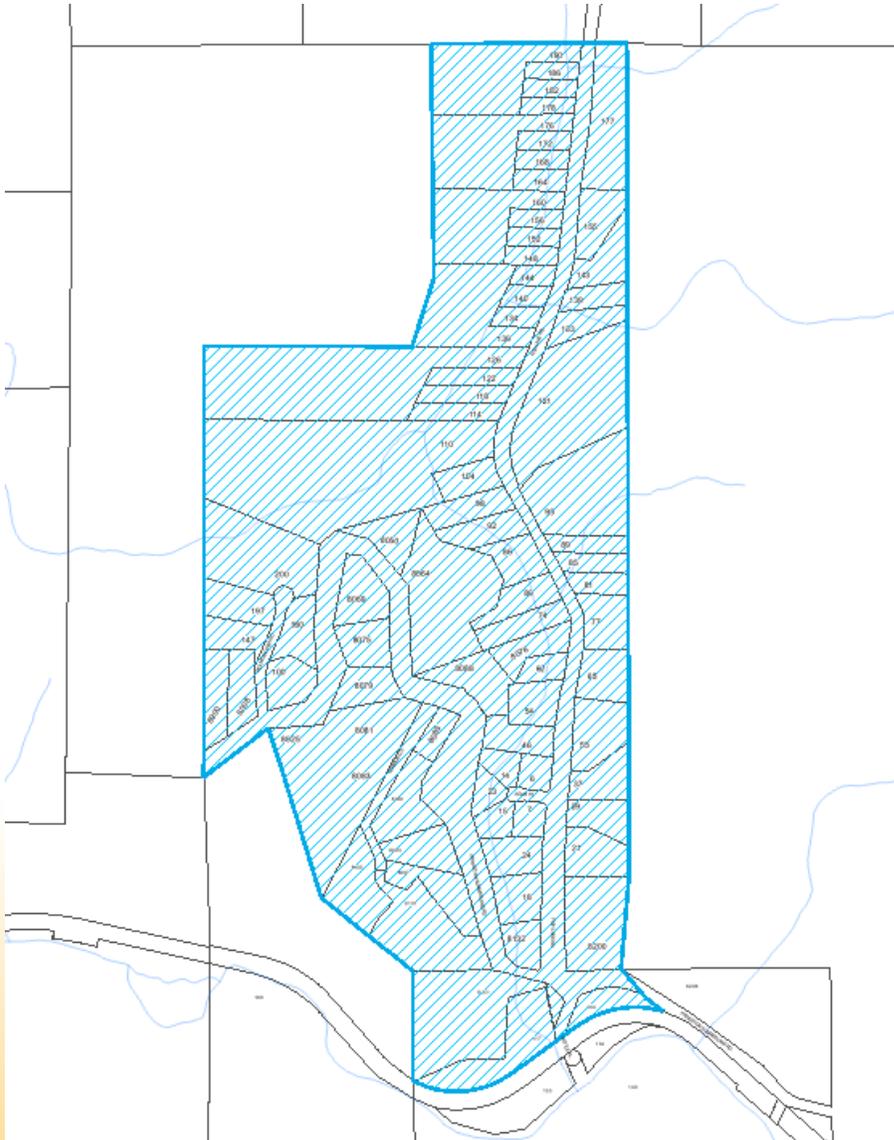


- located approximately 10 km west of downtown Summerland.
- Rural-Residential area largely subdivided between 1970s-1990s.
- Two water sources :
  - bedrock aquifer, and
  - overlying Meadow Valley aquifer.
- History of water scarcity and shortage (dry wells in 2008).

# Faulder Zone Review

## Faulder Water System:

- Service Area Bylaw adopted in 1990;
- Pump house, booster station, reservoir and well built in 1993;
- Serves approx. 215 residents / 80 parcels;
- 1996 Review concluded water system design can accommodate 80 lots;
- 2008 drought – system lost its supply of water.



# Faulder Zone Review

## Faulder Water System:

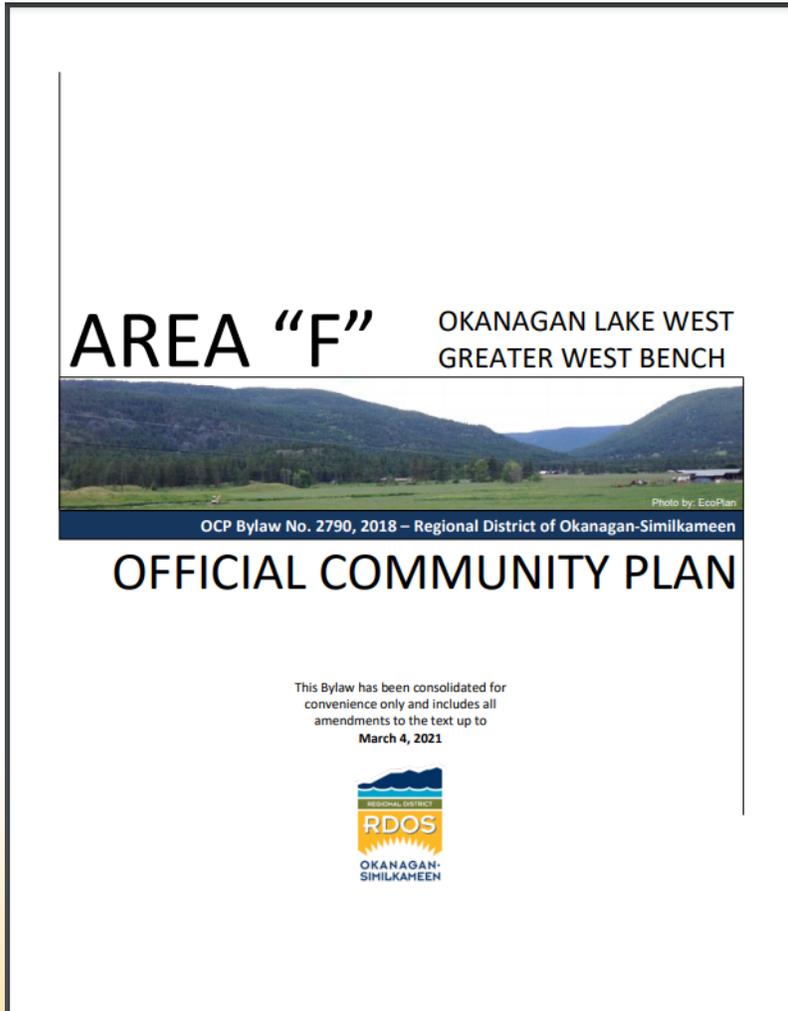
- funding for a new well is announced in 2009;
- Options Study completed in 2013;
- A new deeper well is drilled in 2015:
  - 309 feet below drilling pad surface;
  - new uranium treatment system is installed;
  - back-up well established.



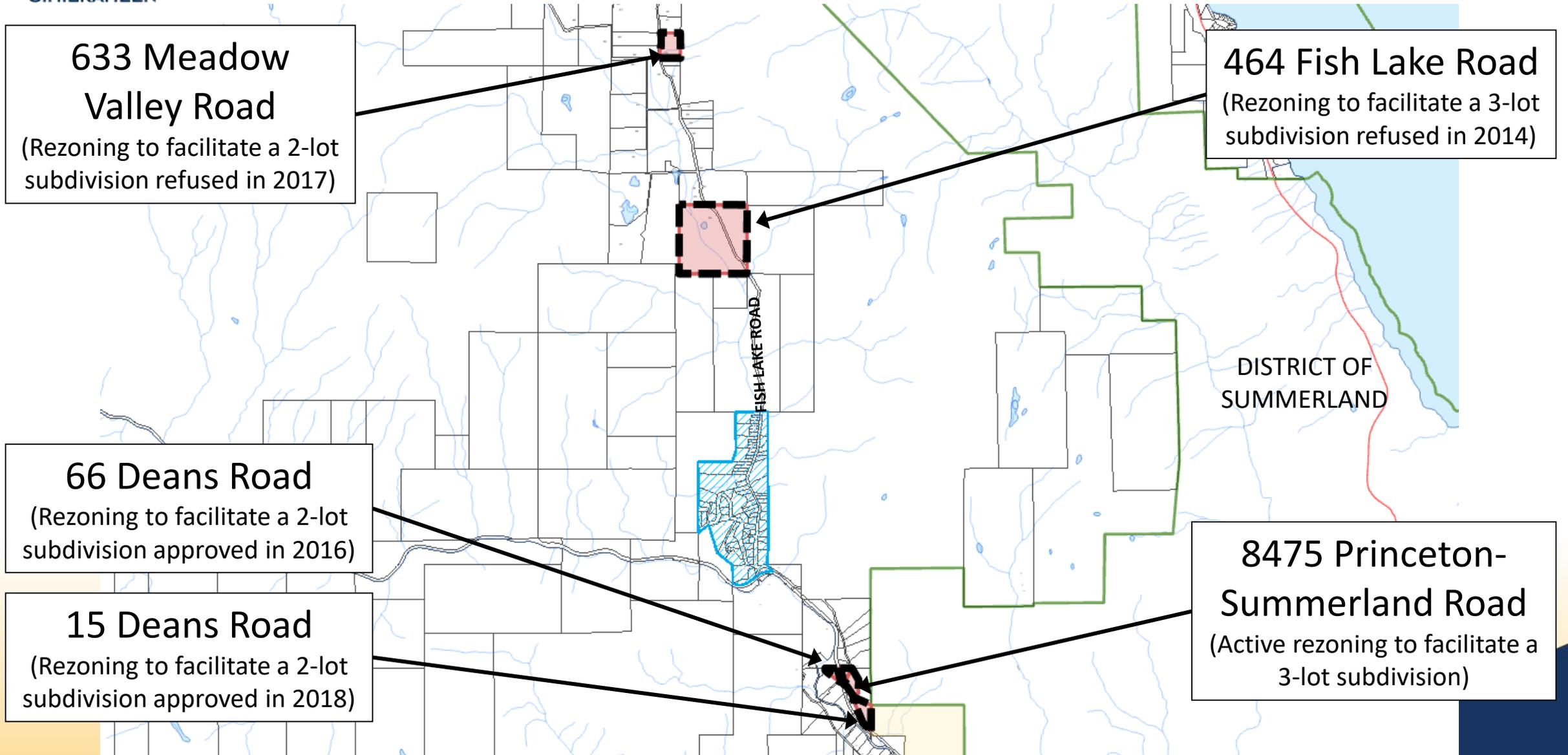
# Faulder Zone Review

## Electoral Area “F” OCP Bylaw (2018):

- “Discourages subdivision of properties in [the Faulder area in] order to maintain the rural character of the area.” (Policy)
- “Water supply and quality issues constrain growth in Faulder and Meadow Valley.” (Background statement)
- “The Faulder system is at capacity, supplying 215 residents via 78 connections.” (Background statement)

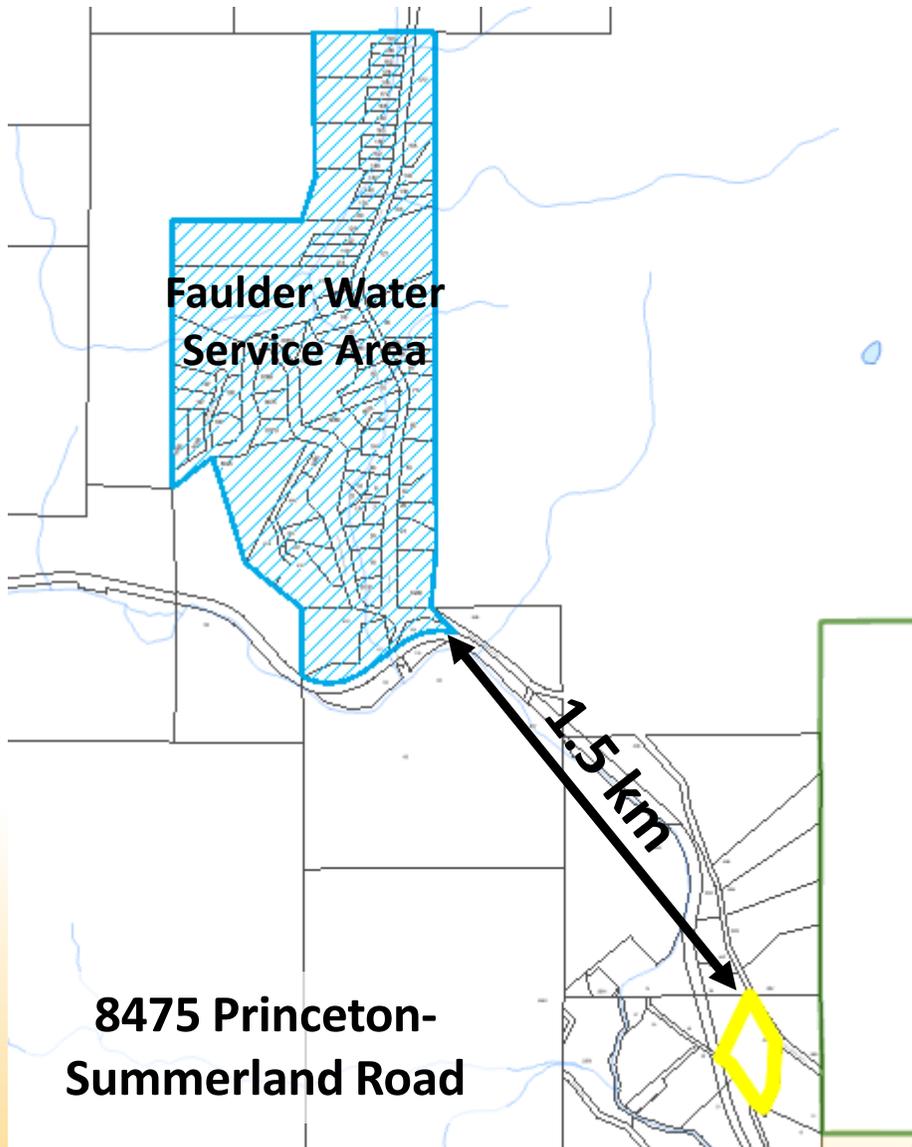


# Faulder Zone Review





# Faulder Zone Review



## May 6, 2021, Board Meeting:

- 3<sup>rd</sup> reading of Amendment Bylaw No. 2461.19, is deferred;
  - Second Public Information Meeting (PIM) to be scheduled; and
  - Second Public Hearing (PH) to be scheduled.
  - Concerns about water availability.
- \* Public consultation has not yet been scheduled.

# Faulder Zone Review

## **DRAFT OCP Bylaw Policies:**

The Regional District Board:

- *Does not support the subdivision of parcels within the Faulder Community Water System Local Service Area.*
- *Does not support the expansion of the Faulder Community Water System Local Service Area.*
- *Discourages the rezoning of parcels in order to facilitate subdivision, particularly within the Meadow Valley Aquifer in order to maintain the rural character of the area and preserve existing water resources.*

# Faulder Zone Review

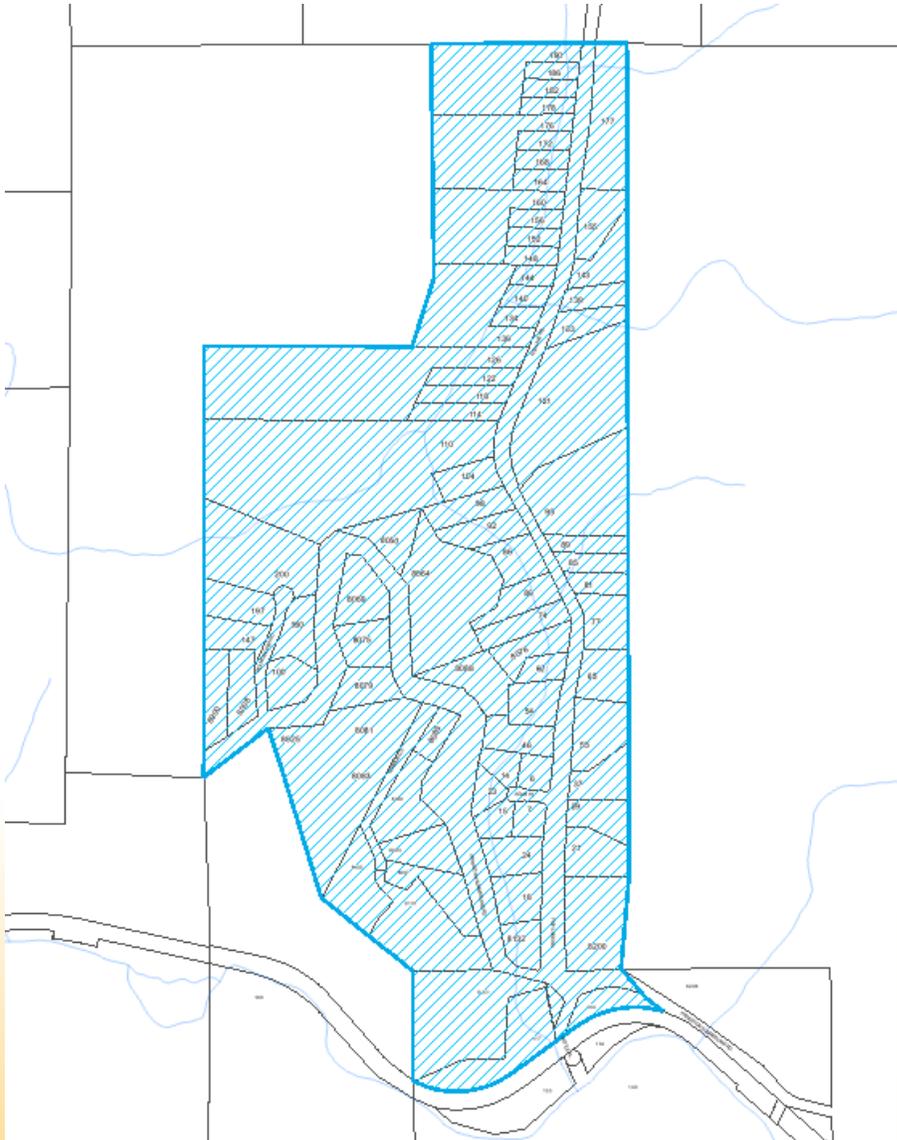


**Proposed OCP Map:**  
To indicate general  
location of the “Meadow  
Valley Aquifer”.

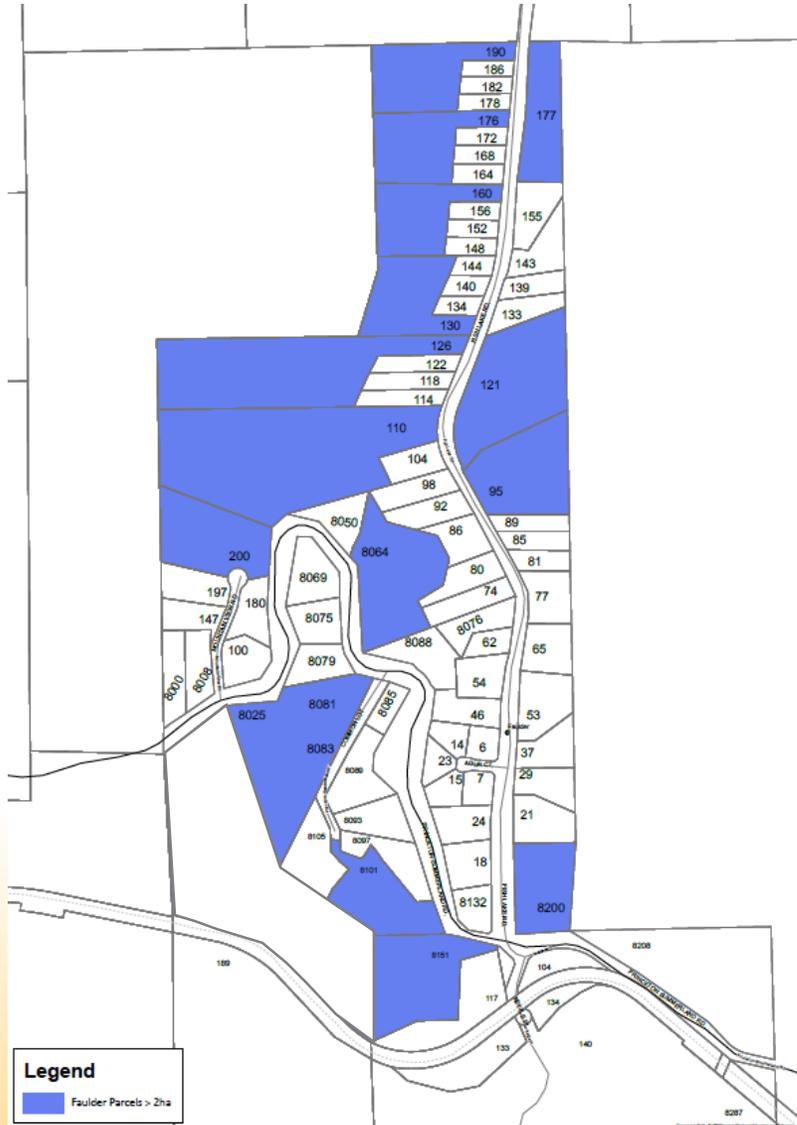
# Faulder Zone Review

## Proposed Zoning Regulations:

- A new Faulder Small Holdings Zone (SH7) be applied to Water Service Area.
- Density and Uses be restricted:
  - Density limited to 1 principal dwelling unit;
  - Remove secondary suites, accessory dwellings and agriculture as uses;
  - 5.0 ha minimum parcel size for subdivision.



# Faulder Zone Review



## Proposed Zoning Regulations:

- There are approximately 15 parcels within the Faulder Water Service Area that comprise a land area greater than 2.0 ha.
- The current SH3 zoning that applies to these properties allows for subdivision into 1.0 ha parcels.

# Faulder Zone Review

## Community Engagement:

- Public Information Meeting with residents:
  - written notices to be mailed;
  - newspaper advertisement;
  - social media, web-page and “Voyent Alert!”
- Consideration by Electoral Area “F” APC.
- Return to P&D Committee in Q4 with results and to confirm next steps.

# Faulder Zone Review

QUESTIONS?