

# **Private Utilities Regulation Review**

Public Information Meeting

January 16, 2023

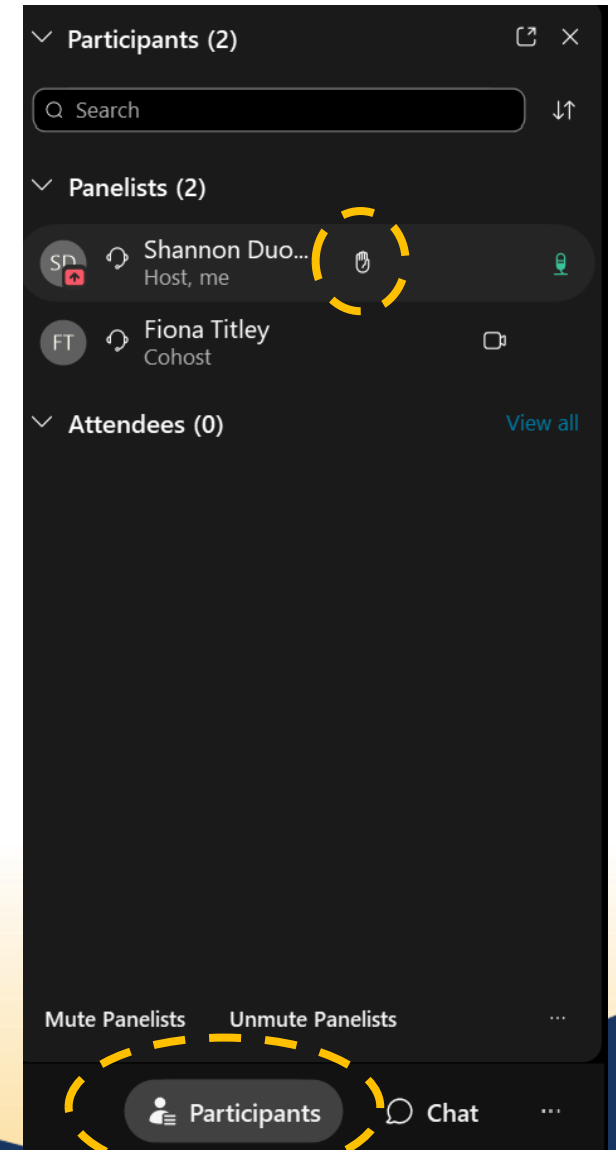
# Public Information Meeting

## What is a Public Information Meeting:

- It is informal:
  - no formal minutes will be taken but meeting is recorded;
  - comments for the RDOS Board to review at 1<sup>st</sup>/2<sup>nd</sup> reading should be submitted in writing (i.e. email, feedback form).
- Staff and the applicant are available to answer questions;
  - we may not be able to answer all questions tonight but can follow-up (contact details will be needed).

# Webex Instructions

- Will take questions in turn;
- To indicate you want to speak:
  - **Computer:** click the “Participants” button at the bottom right corner of the screen, hover your mouse next to your name and click the “raise hand” button;
  - **Phone:** press \*3 to “raise hand”;
- You will be unmuted when it is your turn to speak; and
- After you are done, click the “raise hand” button or press \*3 to take your hand down.



# Application Status

## Project Status:

- P&D Committee October 19, 2023;
- Agency Referrals (e.g., ALC, First Nations, Fire Departments, Irrigation Districts, etc.) sent December 19, 2023;
- Public Information Meeting on January 16, 2023;
- RDOS Board consideration (i.e. 1<sup>st</sup>/2<sup>nd</sup> reading) March, 2023 (dependent on outcome of new subdivision servicing bylaw);
- Public Hearing (dependent on 1<sup>st</sup>/2<sup>nd</sup> reading being approved).

# Regulating Private Utilities

## Sewer dispute halts development in Heritage Hills

### **Struggling Skaha sewer system takes step towards Regional District ownership**

The RDOS has approved up to \$150k to study the Heritage Hills systems

Sewer owner rejects claim system at risk of 'catastrophic failure'

### **Some areas of Sage Mesa on permanent boil water notice**

Water quality advisory and notice issued for the Sage Mesa area

**'It's a disgrace': Willowbrook, B.C. residents without drinking water for two years, no end in sight**

# Regulating Private Utilities

## Background:

- Okanagan Basin Water Board (OBWB) employs a “1.0 ha Policy” in its grant funding criteria.
- The Policy is understood to apply to subdivisions, accessory dwellings and private utilities.
- RDOS has been deemed “somewhat compliant” with Policy due to its approach to “community sewer” and allowance of private systems.



# Regulating Private Utilities

## Background:

- *essential services are best provided by government, where citizens can elect representatives interested in their well-being and will operate the service in the most effective and efficient manner possible.*
- *potable water and sanitary sewerage systems are determined to be essential to a high quality of life ...*



Water and Sewer Utility Acquisition Policy

# Regulating Private Utilities

## Background:

- RGS Bylaw: *Encourage publically operated utilities and discourage the establishment of private utilities and services.*
- OCP Bylaws:
  - *Discourage the development of private systems for the provision of water and sewer services. (Objective)*
  - *Strongly discourages the creation of new private community sanitary sewer utilities. (Policy)*



# Regulating Private Utilities

## Background:

- Zoning Bylaw: [Not regulated]
- Subdivision Servicing Bylaw:
  - *“community sewer system” means a system of sewage collection, treatment and disposal ... operated and maintained by a provincial or local government ... or a strata corporation ... or an incorporated company.*

# Proposal Details

## Proposed OCP Amendments:

- to amend each of the Electoral Area OCP Bylaws by:
  - Adding new Infrastructure and Servicing Objectives:
    - *“Discourage the development of private systems for the provision of water and sewer services”*
  - Adding new Infrastructure and Servicing Policies:
    - *“Does not support the creation of new private community water utilities, including those owned and operated by a strata corporation, utility or corporation.”*
    - *“Does not support the creation of new private community sewer utilities, including those owned and operated by a strata corporation, utility or corporation.”*

# Proposal Details

## Proposed Subdivision Bylaw Amendments:

- To amend the subdivision servicing bylaw by adding new definitions excluding works owned and operated by a strata corporation, private sewer utility or business corporation:
  - “community sewer system”
  - “community water system”

**DRAFT VERSION 2023-12-07**

SUBDIVISION AND DEVELOPMENT

Regional District of Okanagan-Similkameen Bylaw No. 2900, 2024

SERVICING BYLAW

# Proposal Details

OKANAGAN VALLEY  
ZONING BYLAW



AREA "G" RURAL  
KEREMEOS



AREA 'H' SIMILKAMEEN  
VALLEY



Zoning Bylaw No. 2498, 2012 – Regional District of Okanagan-Similkameen

ZONING BYLAW

This Bylaw has been consolidated for  
Convenience only and includes all  
Amendments to the text up to:  
July 22, 2021.



OKANAGAN-SIMILKAMEEN

## Proposed Zoning Amendments:

- To amend each of the zoning bylaws by adding new definitions that exclude works owned and operated by a strata corporation, private sewer utility or business corporation for:
  - “community sewer system”
  - “community water system”
- To amend the Okanagan Valley Zoning Bylaw No. 2800,2022 by replacing minimum parcel size exceptions for subdivision to:
  - Require all new parcels less than 1.0 ha to be connected to both community water and sewer.

# Proposal Details

## Proposed Procedures Bylaw Amendments:

- To amend Development Procedures Bylaw No. 2500, 2011 by:
  - Requiring a “Utility Condition Assessment” from a qualified professional engineer to accompany Development Variance Permit (DVP) applications proposing a water or sewer system that does not comply with the regulations of the subdivision servicing bylaw.

### DEVELOPMENT



Bylaw No. 2500, 2011 – Regional District of Okanagan-Similkameen

### PROCEDURES BYLAW

*This Bylaw has been consolidated for  
Convenience only and includes all  
Amendments to the text up to:  
March 18, 2023*

# Proposal Details

## Utility Condition Assessment Requirements:

Utility Condition Assessments submitted in support of a (DVP) shall include:

- Drawings of the proposed system.
- Engineer's certification that the system design is equivalent to the standards of the subdivision servicing bylaw, or the current MMCD guidelines.
- Engineer's assessment of the current condition of any existing works.
- Engineer's certification that the system has capacity to support the intended development.

### DEVELOPMENT



### PROCEDURES BYLAW

*This Bylaw has been consolidated for  
Convenience only and includes all  
Amendments to the text up to:  
March 18, 2023*

# QUESTIONS?

If you do not get the chance to speak tonight, have more questions, or would like to submit written comments, please contact me at:

[bkent@rdos.bc.ca](mailto:bkent@rdos.bc.ca)

(250) 490-4109



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