

## Lauri Feindell

---

**To:** Fiona Titley  
**Subject:** RE: Vaseux Lake Improvement District D2022.015-TUP Referral Documents 6 attachments for RDOS Directors Consideration - Please advise receipt Thanks

---

**From:** Chris Sacre  
**Sent:** Friday, September 23, 2022 5:57 PM  
**To:** wayner

**Cc:** Bill Newell <[bnewell@rdos.bc.ca](mailto:bnewell@rdos.bc.ca)>; Fiona Titley <[ftitley@rdos.bc.ca](mailto:ftitley@rdos.bc.ca)>; Christy Malden <[cmalden@rdos.bc.ca](mailto:cmalden@rdos.bc.ca)>; Ron Obirek <[robirek@rdos.bc.ca](mailto:robirek@rdos.bc.ca)>; Christopher Garrish <[cgarrish@rdos.bc.ca](mailto:cgarrish@rdos.bc.ca)>  
**Subject:** Re: Vaseux Lake Improvement District D2022.015-TUP Referral Documents 6 attachments for RDOS Directors Consideration - Please advise receipt Thanks

Hi all- just some clarification on our discussion of Thursday Sept 15 and meeting of Friday Sept 16. - I feel the information slants our discussion a bit.

- 1) We agreed that if irrigation systems were decoupled from potable water systems that the water board has no issues with TUP permit;
- 2) that the boil water advisory be explicit to any renters and the unit owner take responsibility for such and any related issues
- 3) and RDOS take responsibility for ensuring occupancy is in accordance with permits.

The purpose of the water board is to ensure safe and adequate water supply - nothing else.

Other than that I don't see any issues.

Regards,

Chris Sacré  
Water Board Trustee.

Sacré-Davey Engineering

iPhone autocorrect makes for interesting reading. Please excuse typos and laugh at the funny ones.

On Sep 23, 2022, at 11:38 PM, Phyllis Radchenko

Greetings Mr. Newell, Mr. Titley, Ms. Malden

Further to the September 22 RDOS meeting regarding the Application D2022.015-TUP please find attached the following pertinent documents to be distributed to the RDOS directors for their consideration prior to the October 6 meeting. These documents will assist in providing the most complete information regarding the water system capacity of the Vaseux Lake Improvement District as it pertains to the provision of water for the community. Find attached:

1. True Consulting Professional Engineer Report by Steve Underwood
2. Great Western Pump Well Statistics
3. Great Western Pump Test Results and Conclusion
4. VLID Referral Notes (4 points)
5. Referral Form
6. Response Summary

VLID thanks RDOS for providing these documents to the Planning Department and the RDOS Directors in a timely manner.

Sincerely,  
Myles Radchenko- VLID Chair



September 1, 2022

Our File: 1859-021

Vaseux Lake Improvement District  
3172 Vaseux Lake Crescent  
Okanagan Falls, BC V0H 1R2

Attn: Wayne Rodgers

Dear Mr. Rodgers:

**RE: *Water System Capacity***

---

We have reviewed the capacity of your system in relation to the Design Guidelines for Rural Residential Community Water Systems published by the province of BC. The design guidelines suggest your design maximum day demand be calculated as follows:

Indoor Demand	39.5 cu.m
Leakage	13.0 cu.m
Irrigation	<u>122.5 cu.m</u>
<b>Total</b>	<b>175.0 cu.m</b>

Current well capacity is 123 cu.m per day based on a 18 hour allowable run time. The well could produce 164 cu.m if run 24 hours per day but this is not considered good practice.

The available balancing volume in the reservoir is estimated to be about 20 cu.m. The interior dimensions could be confirmed during the current construction project to check this estimate. The Design guideline suggests your reservoir should be 55 cu.m for a system with no fire protection. The reservoir as constructed is capable of buffering peak hour demand in the system which is its primary function. We would recommend the District consider adding standby by power to their well site before considering increasing the volume of the current reservoir.

The addition of UV is going to decrease the capacity of the current well pumps. They will be reduced to 102 cu.m per day due to the added restriction in the UV units. Based on the well report provided by Great West Pumps, the well could have larger pumps installed capable of providing 163 cu.m per day.

The above suggests that the current system is at capacity. Based on the anecdotal information from the operator, the current system demand is closer to 90 cu.m per day in the summer. The explanation for the difference in the design demand of 175 and actual demand of 90 is likely the irrigation allowance. A review of historic air photos suggests that several properties in the District are vacant or not irrigated. The status of those properties may change in the future and demand


may increase as a result. The irrigation demand calculated in the Design Guideline may be conservative, however it is set based on an unmetered water utility. The guide gives no consideration for irrigation restrictions since they are rarely enforced. VLID has historically been successful at limiting irrigation demand by communicating with the users. If this becomes challenging in the future VLID should consider installing water meters. The design irrigation demand would be reduced to 88 cu.m if meters were installed.

In summary, the District should be diligent in monitoring its demand after the UV units are installed as the supply capacity will be reduced. Current supply capacity is considered deficient. Larger pumps should be installed if the current pumps are replaced. Irrigation is the largest demand on the system. Irrigation restrictions, if effective, are suitable to limit irrigation demand. If demand begins to exceed the capacity of the pumps such that they run for more than 18 hours total in any day VLID should consider implementing water meters. With water meters and larger pumps the VLID supply capacity would be considered sufficient for the current connections.

Please do not hesitate to contact the undersigned if any questions arise.

Yours truly,

**TRUE CONSULTING**

*Sept 1 2022*  
  
*Steve Underwood*  
Permit to Practice  
No. 1000129  
Steve Underwood, P. Eng.

SU/kc



# TUP Referral

**Regional District of Okanagan-Similkameen**

101 Martin Street, Penticton, BC, V2A-5J9

Telephone: 250-492-0237 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

OFFICE USE ONLY	
Date:	August 9, 2022
File:	D2022.015-TUP

**You are requested to comment on the attached Temporary Use Permit (TUP) for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS. If no response is received within that time, it will be assumed that your agency's interests are unaffected.**

**Please email your reply to [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca) by August 22, 2022.**

**PURPOSE OF THE TEMPORARY USE PERMIT:**

This application seeks approval for a Temporary Use Permit (TUP) to allow for the operation of a short-term vacation rental use at the subject property.

**LEGAL DESCRIPTION:** Lot 10, Plan KAP11377, Sublot 15, District Lot 2710, SDYD

**CIVIC ADDRESS:** 3136 Vaseux Lake Crescent

**PID:** 001-949-489

**AREA OF PROPERTY AFFECTED:**

948 m<sup>2</sup>

**ALR STATUS:**

Yes

**OCP DESIGNATION:**

Low Density Residential (LR)

**ZONING DISTRICT:**

Low Density Residential Two (RS2)

**OTHER INFORMATION:**

The applicant is proposing a vacation rental use for the single family dwelling on the parcel, which is indicated as comprising 3 bedrooms for up to 6 people, May-October. The property is serviced by community water and on-site septic.

Additional information can be found at the following location:

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-d/d2022-015-tup>

**Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.**

*Fiona Titley*

Fiona Titley, Planner I

Agency Referral List

- Fortis
- Interior Health Authority
- Ok Falls Fire Department
- Vaseux Lake Improvement District



# RESPONSE SUMMARY

## TEMPORARY USE PERMIT NO. D2022.015-TUP

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected

Approval Recommended Subject to  
Conditions Below

Approval Not Recommended Due  
to Reasons Outlined Below

Please see attached pages.

Signature: Myles Radchenko

Signed By: Myles Radchenko

Agency: Vaseux Lake Improvement  
District

Title: Chair person

Date: September 6, 2022







# GREAT WESTERN PUMP

BOX 1843

OLIVER, B.C. V0H 1T0

TEL / FAX : (250) 498-4686

Apr. 10, 07

## Vaseux Lake Improvement Dist.

Re: Facts gathered through system examination and testing on Tue Mar. 20, 07.

### Well Statistics

This is a 3ft. I.D. concrete ring well that is reduced to approx. 2ft. I.D. near the bottom of the well.

NOTE: Datum Point is top of concrete rings.

33 ft. 1 in. - to well reduction

37 ft. 2 in. - to static water (as of Mar. 20, 07)

47 ft. 8 in. - to bottom of well (bottom is firm - no mud)

There is approx. 10½ ft. of static water in the well at this time.

## Pumping Test Results

As of Mar. 20, 07 - Max. well yield is as follows -

Note: Static water level is 37 ft. 2 in.

At a pumping level of 41 ft. 8 in we can pump a max. of 47.2 US GPM without breaking suction of the pump.

With a very slight increase of pump production the pumping level drops to 41 ft. 9 in and we break suction and suck air and water into the submersible pump.

CONCLUSION: The max. pumping rate at this time is 47.2 US GPM.

The existing 5HP pump will produce 88 US GPM under the above conditions. (Way more than the well is capable of yielding)

A 1½ HP / 30 US GPM Series Pump would produce approx. 32 US GPM under the existing conditions. This would provide a proper safety factor to allow for considered well yield near the end of a hot, dry summer. (This would be the recommended pump for this well)

Thank You!  
Dave Everson  
Owner: GWP

Response Summary regarding Temporary Use Permit # 2022.015-TUP

From: Vaseux Lake Improvement District

Date: September 15, 2022.

1. The Vaseux Lake Improvement District continues to be on a Boil Water Advisory for almost 3 years. The upgrade required by Interior Health to deal with this problem is underway. The new transmission lines are in the ground but connections to the well and the reservoir are yet to be completed. Also, the chlorination and UV units are yet to be installed in the pumphouse. In addition, once connections are made the reservoir will require cleaning and flushing, as will all the transmission lines. Finally the water will have to pass Interior Health inspection with respect to coliform bacteria and chlorine levels. It is realistic to think that we may be on Boil Water Advisory for several more months. Boil water notices are posted throughout the subdivision. It is the owners responsibility to inform clients of the boil water requirement.
2. True Consulting of Kamloops has completed an engineering study to determine the water system capacity. That two page report is included ( September 1, 2022- Steve Underwood, P. Eng.) **According to the report the current system is at capacity. Furthermore, the report states after the UV units are installed the supply capacity will be reduced** and the VLID may have to impose further irrigation restrictions.
3. RDOS would be responsible for ensuring that the TUP applicant was operating properly and that strict adherence to the maximum of six occupants will be monitored.
4. VLID's original mandate was to provide safe domestic water to a residential community of approximately 40 homes. It has done so for 50 years. VLID retains the ability to restrict short term vacation rentals in the event of a water shortage.