

16.0 SERVICING

[Not applicable]

16.0 INFRASTRUCTURE AND SERVICING

16.1 Background

A well-planned community ensures services are able to meet the needs of its residents, with development occurring in a manner that allows infrastructure and utilities to be provided efficiently and cost-effectively.

By having a more compact form of growth, it is more affordable to provide infrastructure to the community. Sewer and water lines do not have to be extended over long distances, and there will be a population base in a defined area, large enough to fund infrastructure and services.

Infrastructure and services within the jurisdiction of the Regional District include water distribution, liquid waste management, stormwater and solid waste management. As electrical, gas and communication utilities are also important to the community, the Regional District has an interest in helping guide the provision of these services.

A finding of the 2016 Gallagher Lake Area Plan was that the community has the benefit of access to community water and sanitary sewer systems but not the entire community is serviced. Over the years, the various neighborhoods have developed private on-site systems and some of these systems are in need of improvements. The first agreement for water and sewer services was between Osoyoos Indian Band, Senkulmen Utilities Ltd. (SUL), and the Gallagher Village Modular Home Development.

By 2013, the RDOS and the Osoyoos Indian Band (OIB) entered into an agreement through SUL to provide domestic water and sanitary sewer services to the Gallagher Lake Community. This Agreement provides for an additional 300 dwellings units (or equivalent commercial use). The initial intent was to service the Deer Park bare land strata subdivision at the northeast corner of the community and then expand the system. The service now consists of the Senkulmen providing potable water and sewer treatment facility to the OIB boundary and the RDOS is responsible for the pipes and collection system in the Frontage Road. At present connections to the RDOS system are limited, but there are several other owners interested in connecting to the system.

Water and sewer mains have also been extended to the east side of Highway 97, but there are no properties connected in this area. To date, residents from the Country Pines development are not supportive of extending sewer pipe mains or paying for the service due to concerns about the potentially high cost. There is interest in domestic water service.

The Regional District supports the introduction of a community-wide sanitary sewer system over the long term to ensure protection of the lake and ground water. Residents have been generally supportive of fire protection through the use of hydrants on the water system, but there have been mixed views on the extension of the overall-all domestic community water system. At this time the RDOS is in discussions with the OIB about provision of domestic water service to the Country Pines area. The preparation of this Area Plan has been a good forum for discussing new policy direction on this important matter.

16.1 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.

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Current Section 16.0 - Electoral Area "C" OCP Bylaw No. 2452, 2008	Proposed Section 16.0 - Electoral Area "C" OCP Bylaw No. 2452, 2008
<p>.4 To encourage the cooperation and coordination in the provision of other utilities that services existing and future developments, such as telephone, hydro and gas service.</p> <p>.5 To require that all new parcels of 1 hectare or less in size connect to a community sewer system.</p>	<p>.4 To encourage the cooperation and coordination in the provision of other utilities that services existing and future developments, such as telephone, hydro and gas service.</p> <p>.5 To require that all new parcels of 1 hectare or less in size connect to a community sewer system.</p>
<p>16.2.1 Policies - Water Supply and Distribution</p> <p>The Regional Board:</p> <p>.1 Requires that all new developments are adequately serviced by a water supply system in accordance with the Regional District's servicing bylaw.</p> <p>.2 Directs that new developments not restrict or limit the availability of water supply for agricultural irrigation.</p> <p>.3 Will liaise with the relevant Provincial agencies and the Plan area water purveyors to ensure an overall coordinated water management strategy for water quality and quantity.</p>	<p>16.3 Policies - Water Supply and Distribution</p> <p>The Regional Board:</p> <p>.1 Requires that all new developments are adequately serviced by a water supply system in accordance with the Regional District's servicing bylaw.</p> <p>.2 Directs that new developments not restrict or limit the availability of water supply for agricultural irrigation.</p> <p>.3 Will liaise with the relevant Provincial agencies and the Plan area water purveyors to ensure an overall coordinated water management strategy for water quality and quantity.</p>
<p>16.2.2 Policies - Sewage Collection and Disposal</p> <p>The Regional Board:</p> <p>.1 Encourages Registered Onsite Wastewater Practitioners to design onsite sewage systems that avoid the placement of dispersal areas within environmentally sensitive areas.</p> <p>.2 Works with the Province to assess the need for alternative systems and consider evaluating the feasibility of a future community system in the Sawmill Road and Gallagher Lake areas.</p> <p>.3 Will consider amending the RDOS servicing bylaw to allow alternative sewerage system evaluation studies done at the time of subdivision.</p> <p>.4 Co-operates with the Town of Oliver and government agencies to consider future options and proposals regarding the need for expansion of the Town's reclaimed water irrigation system.</p>	<p>16.4 Policies - Sewage Collection and Disposal</p> <p>The Regional Board:</p> <p>.1 Encourages Registered Onsite Wastewater Practitioners to design onsite sewage systems that avoid the placement of dispersal areas within environmentally sensitive areas.</p> <p>.2 Works with the Province to assess the need for alternative systems and consider evaluating the feasibility of a future community system in the Sawmill Road and Gallagher Lake areas.</p> <p>.3 Will consider amending the RDOS servicing bylaw to allow alternative sewerage system evaluation studies done at the time of subdivision.</p> <p>.4 Co-operates with the Town of Oliver and government agencies to consider future options and proposals regarding the need for expansion of the Town's reclaimed water irrigation system.</p>
<p>16.2.3 Drainage - Policies</p> <p>The Regional Board:</p> <p>.1 Encourages the review of stormwater management in new and existing developments by the relevant Provincial agencies.</p> <p>.2 Encourages the Regional Subdivision Approving Authority to require that each parcel of land within a proposed subdivision have a plan to address storm water runoff.</p> <p>.3 Coordinates efforts with the Province to monitor water quality runoff into major watercourses.</p> <p>.4 Will consider regulations that control or prevent discharge of construction silts, gravel and debris into natural drainage courses, streams, or onto agricultural lands or highways.</p>	<p>16.5 Policies - Drainage</p> <p>The Regional Board:</p> <p>.1 Encourages the review of stormwater management in new and existing developments by the relevant Provincial agencies.</p> <p>.2 Encourages the Regional Subdivision Approving Authority to require that each parcel of land within a proposed subdivision have a plan to address storm water runoff.</p> <p>.3 Coordinates efforts with the Province to monitor water quality runoff into major watercourses.</p> <p>.4 Will consider regulations that control or prevent discharge of construction silts, gravel and debris into natural drainage courses, streams, or onto agricultural lands or highways.</p>
<p>16.2.4 Other Utilities - Policies</p> <p>The Regional Board:</p> <p>.1 Encourages the cooperation and coordination of utility companies in utilizing existing corridors for multiple uses.</p> <p>.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 environmentally sensitive areas, as shown on Schedule 'C'.</p> <p>.3 Recognizes the various interests, in particular those of the Province, in the future use of the Kettle Valley Railway right-of-way. The right-of-way is designated as 'Public Corridor (PC)' on the Official Community Plan Map in order to protect options for future use as a continuous traffic, utility and/ or recreation corridor. The context for review and referrals for future use of the Kettle Valley Railway will be the 'Management Strategy for Abandoned Right-of-way of Kettle Valley Railway', KVR Planning Committee, 2000. The abandoned irrigation canal right-of-way is also designated 'PC' in order to protect options for future use as a continuous utility and/or recreation corridor.</p>	<p>16.6 Policies - Other Utilities</p> <p>The Regional Board:</p> <p>.1 Encourages the cooperation and coordination of utility companies in utilizing existing corridors for multiple uses.</p> <p>.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 environmentally sensitive areas, as shown on Schedule 'C'.</p> <p>.3 Recognizes the various interests, in particular those of the Province, in the future use of the Kettle Valley Railway right-of-way. The right-of-way is designated as 'Public Corridor (PC)' on the Official Community Plan Map in order to protect options for future use as a continuous traffic, utility and/ or recreation corridor. The context for review and referrals for future use of the Kettle Valley Railway will be the 'Management Strategy for Abandoned Right-of-way of Kettle Valley Railway', KVR Planning Committee, 2000. The abandoned irrigation canal right-of-way is also designated 'PC' in order to protect options</p>

	<p>for future use as a continuous utility and/or recreation corridor.</p>
	<p>16.7 Policies – Gallagher Lake</p> <p>The Regional Board:</p> <ol style="list-style-type: none"> 1. Requires that any new development or subdivision of land less than 1.0 hectare in area in the Gallagher Lake Area Plan must be connected to the sanitary sewer system. 2. Will prioritize the extension of community sewer services to development on the west side of Highway 97 and, as demand warrants, phasing in community sewer services on the east side of Highway 97 at a later date. 3. Requires that new development petition the Regional District in order to formally enter into water and sewer service areas. 4. Will work closely with the Osoyoos Indian Band and residents of Gallagher Lake to explore the option of extending the domestic water system throughout the community in the short term. 5. Will work closely with other responsible agencies to monitor the functional and environmental aspects of ground water and any potential impacts of existing development and attendant septic systems on the natural and aquatic environment. 6. Will work with responsible Provincial agencies to implement a long term lake water quality testing/monitoring program that serves to confirm water quality for the benefit of tourism and the environmental integrity of the lake. 7. Will continue to investigate sources of funds and financing mechanisms to lessen the financial burden on all residents that may ultimately need to connect to a community sanitary sewer system. 8. Will continue a close working relationship with OIB with regard to system upgrades to their main water and sanitary sewer treatment plants and to extend the Servicing Agreement to accommodate growth and development at Gallagher Lake. 9. Will continue to engage community residents in their ongoing needs for infrastructure improvements and changes as the community evolves and circumstances arise. 10. Will collaborate with the Town of Oliver regarding the protection, access and use of the Irrigation Canal running through the community.

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