

# ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** J. Zaffino, Chief Administrative Officer  
**DATE:** March 6, 2025  
**RE:** Petition to Enter Service Area – Electoral Area “D” (D2024.003-SAP)

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## Administrative Recommendation:

**THAT the Okanagan Falls Water Service Establishment Amendment Bylaw 2978.03, 2025, being a bylaw to extend the Okanagan Falls Water Service Area to Include an approximately 0.5 Hectare area of the Land described as KAP4397, Block 10, District Lot 2883S, SDYD (1348 Cedar Street), be read a first, second and third time.**

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<u>Purpose:</u> To extend the Okanagan Falls Water Service area.	<u>Folio:</u> D-00896.000
<u>Legal:</u> Plan KAP4397, Block 10, District Lot 2883S, SDYD	<u>Civic:</u> 1348 Cedar Street
<u>OCP:</u> Medium Density Residential (MR)	<u>Zone:</u> Low Density Residential Two (RS2)

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## Purpose:

The applicant has submitted a petition request to the Regional District that seeks to include a 0.5 ha portion of the property at 1348 Cedar Street (being Plan KAP4397, Block 10, District Lot 2883S, SDYD) in the Okanagan Falls Water Service Area.

In order to facilitate this, it is being proposed to amend Schedule ‘A’ of the Okanagan Falls Water Service Establishment Bylaw No. 2978, 2022 to include the 0.5 hectare portion of the property.

## Site Context:

The subject property is approximately 2.17 ha in area and is situated on the west side of Cedar Street within the community of Okanagan Falls approximately 9.1 km south from the boundary of with the City of Penticton. It is understood that the parcel is comprised of a single detached dwelling and an accessory structure.

The surrounding pattern of development is generally characterised by a mix of low density residential lots developed with single detached dwellings and some medium density residential lots developed with townhouses.

## Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Victoria on May 3, 1948, while available Regional District records indicate that building permits have not previously been issued for this property.

Under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is currently designated Medium Density Residential (MR), and is the subject of a

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Watercourse Development Permit (WDP) and Okanagan Falls Multi Family Development Permit (MFDP) Area designations.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Low Density Residential Two (RS2) which requires a minimum parcel size of 500 m<sup>2</sup>, subject to Section 8.0, when connected to a community sewer”.

At its meeting of January 5, 2023, the Board adopted the Okanagan Falls Water Service Establishment Bylaw No. 2978, 2022, in response to the conversion of the water service previously provided by the Okanagan Falls Irrigation District (OFID) to a Regional District services.

The OFID had been incorporated in 1934 for the purpose of providing irrigation water to local agricultural properties, but this mandate was expanded in proceeding decades to include other forms of development such as residential, commercial and industrial.

The basis for the subject property to have not previously been included within the water service area is unknown to Administration.

On March 25, 2024, the Ministry of Transportation and Infrastructure (MoTI) referred a proposed a two (2) lot subdivision involving the subject property to the Regional District for compliance with any applicable RDOS land use bylaws.

On May 31, 2024, the Regional District provided the comments to the Ministry in relation to the proposed subdivision which included, amongst other things, that “the developer must demonstrate, to the satisfaction of the Regional District, that each of the proposed parcels have been connected to the Okanagan Falls community Water System”.

**Analysis:**

In considering this proposal, Administration notes that the inclusion of the additional portion of the subject property within the water service area is consistent with the RGS and furthers the Strategy’s guiding principles of ensuring the provision of efficient and affordable services and the inter-relationship between these and land use (e.g. directing new development and servicing to designated growth areas).

Further to this, it is noted that the area to be serviced is within the “Primary Growth Area” boundary under the Electoral Area “D” OCP Bylaw, an objective of which is the provision of efficient and cost-effective infrastructure services.

From an administrative perspective, the partial inclusion of a property in a service area is undesirable for a number of reasons, including; taxation, enforcement and land use planning purposes.

In this instance, however, western portion of the property (proposed remainder lot) is being proposed to remain excluded from the water service area.

Conversely, the option of not amending the Okanagan Falls Water Service Establishment Bylaw is available to the Board.

In summary, and for the reasons outlined above, Administration is recommending that Okanagan Falls Water Service Establishment Bylaw be amended.

**Financial Implications:**

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The annual service fee associated with the proposed parcel being connected to the water system in 2025 will be approximately as follows:

- if vacant land: \$726
- if a single detached dwelling is constructed: \$1,365

**Communication Strategy:**

This request is not subject to notification requirements under the *Local Government Act*.

**Alternatives:**

1. THAT Okanagan Falls Water Service Establishment Amendment Bylaw No. 2978.03, 2025, be denied;

**Respectfully submitted:**



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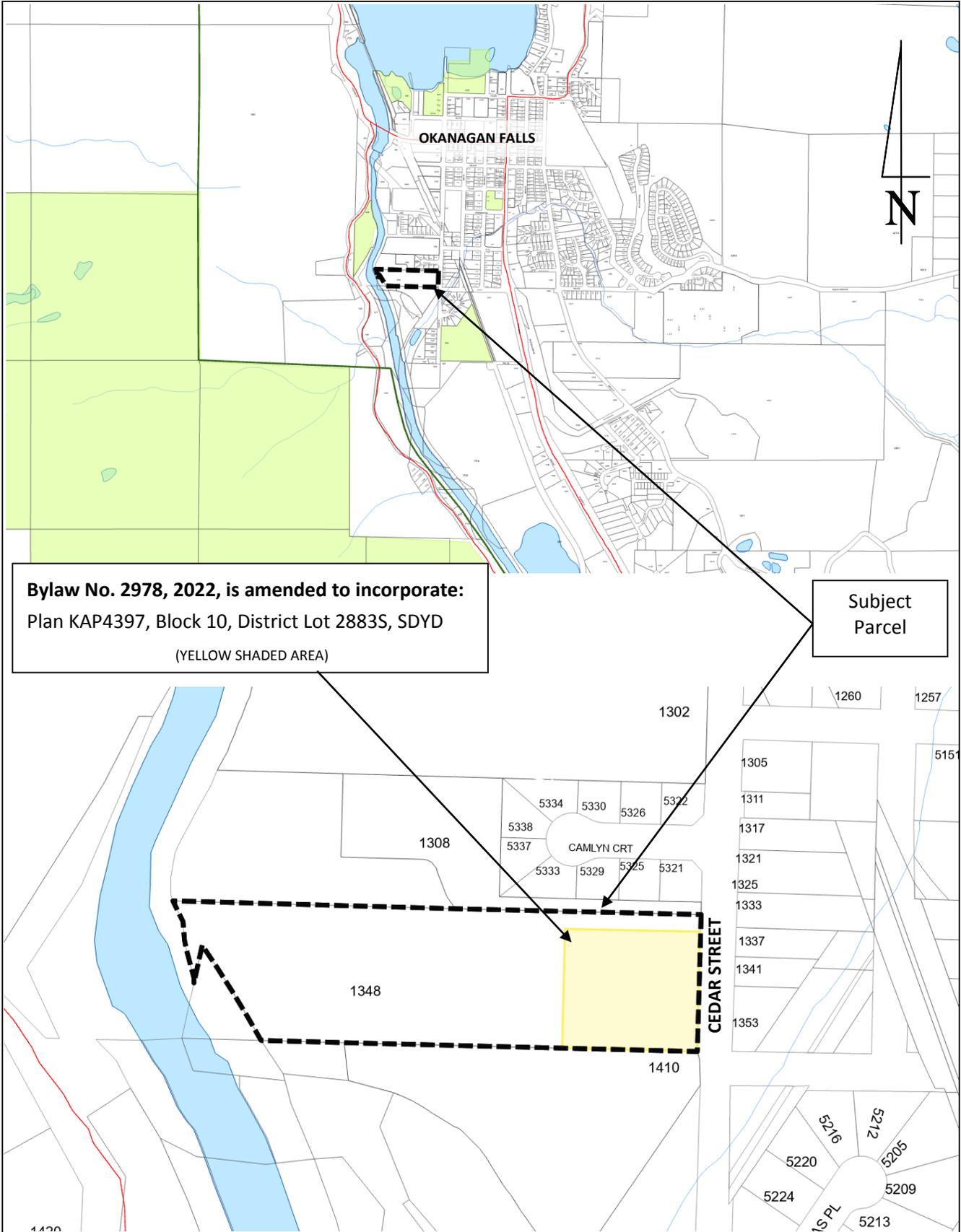
A. Fillion, Managing Director of Development and Infrastructure

Attachments: No. 1 – Context Maps

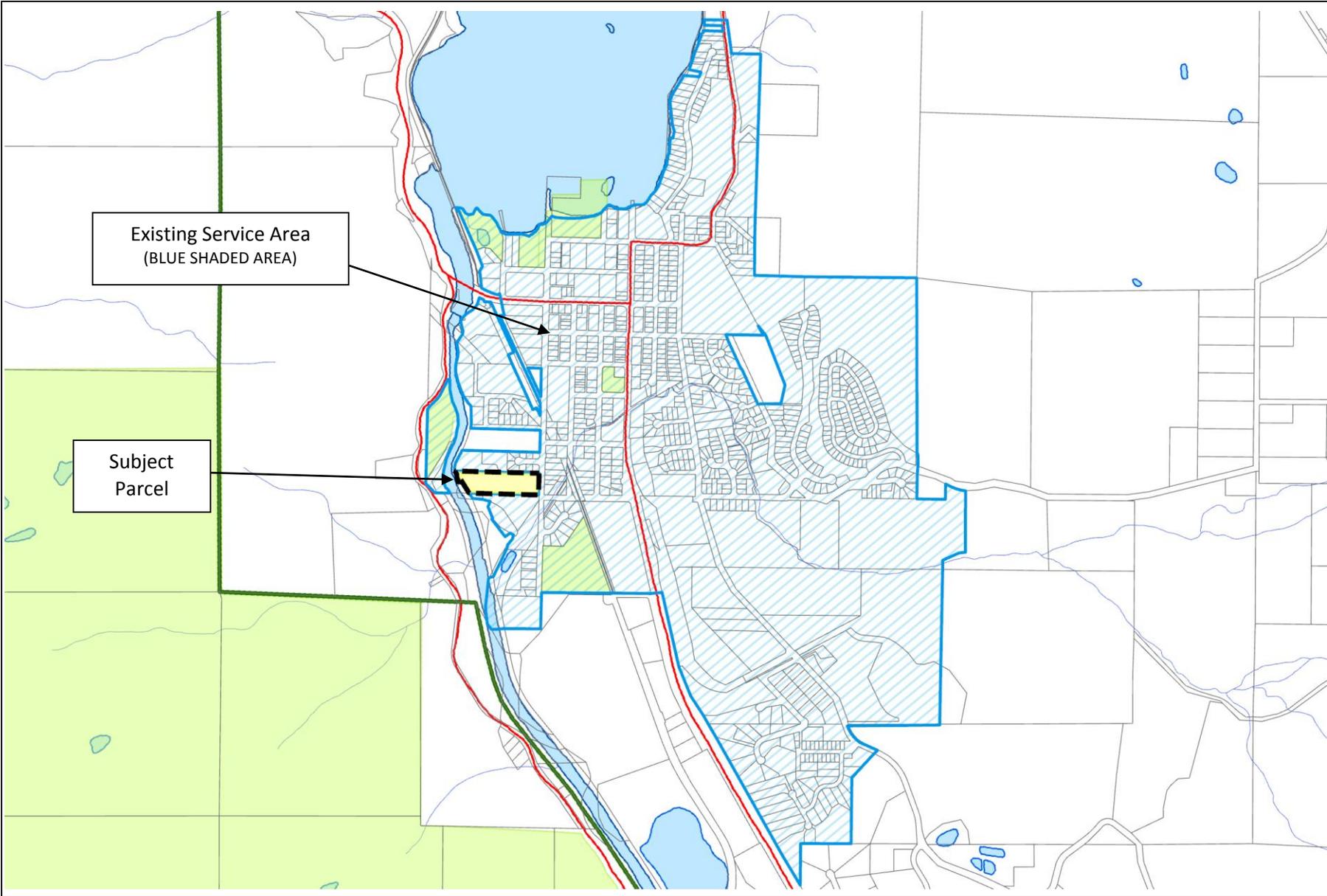
No. 2 – Existing Okanagan Falls Water System Service Area Boundaries

No. 3 – Preliminary Subdivision Sketch Plan

Attachment No. 1 – Context Maps



Attachment No. 2 – Existing Okanagan Falls Water System Service Area Boundaries



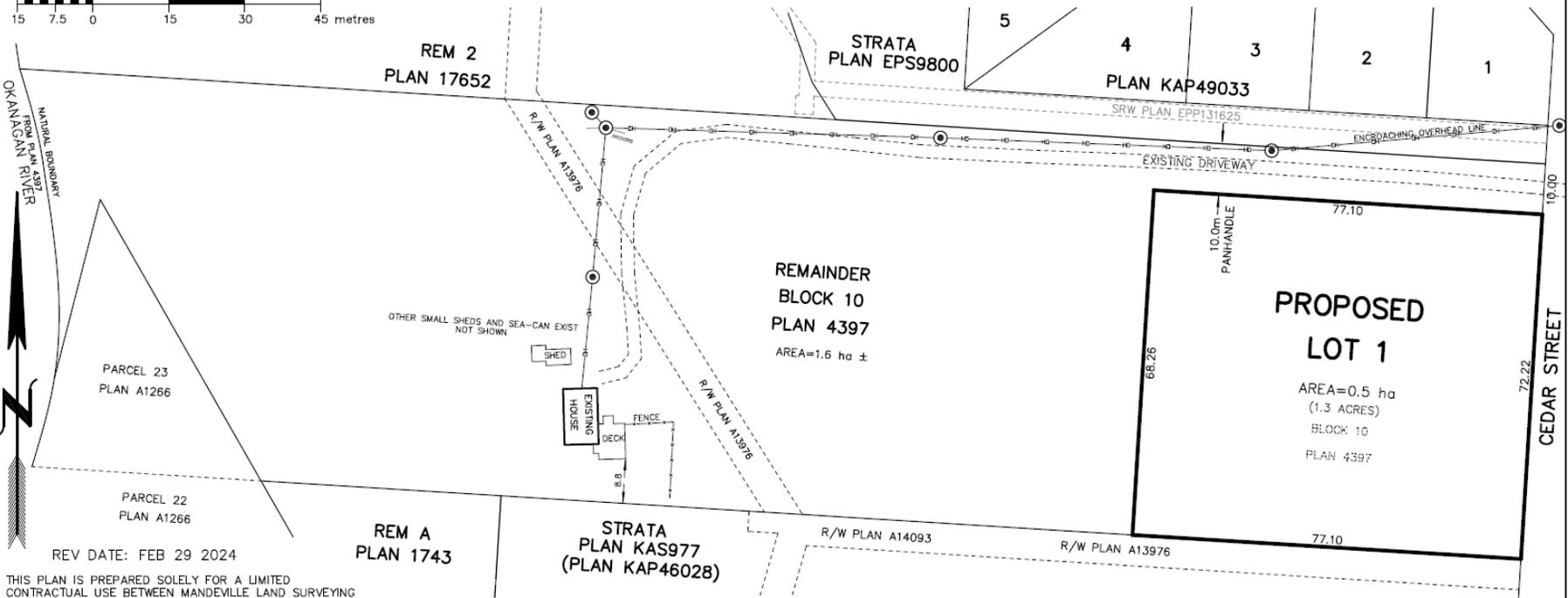
Attachment No. 3 – Preliminary Subdivision Sketch Plan

PRELIMINARY SUBDIVISION SKETCH PLAN OF PART OF BLOCK 10, DL 2883s, SDYD, PLAN 4397 except PARCEL 23 OF PLAN A1266

CIVIC ADDRESS: 1348 CEDAR STREET, OKANAGAN FALLS, B.C.

PID: 010-558-993

SCALE 1:750



REV DATE: FEB 29 2024

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN MANDEVILLE LAND SURVEYING AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 23rd DAY OF FEBRUARY, 2024. ROSS MANDEVILLE, BCLS 918

ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTV2.0) DERIVED FROM GNSS OBSERVATION AND PRECISE POINT POSITIONING (PPP). ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED

**LEGEND**

- ⊙ POWER POLE
- OVERHEAD WIRES

LEGAL BOUNDARIES SHOWN ARE BASED ON LIMITED EXISTING SURVEY EVIDENCE AND LAND TITLE OFFICE RECORDS. A FULL LEGAL SURVEY IS RECOMMENDED TO PROPERLY DEFINE BOUNDARIES.

THIS PLAN IS BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS AND A FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN CONSIDERED.

PARCEL DIMENSIONS DERIVED FROM PLANS A13976, EPP131625, KAP46028. LAND SURVEYING COMPANY AND SURVEYOR ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE

NOTE: SUBJECT TO THE NON-FINANCIAL CHARGES AND INTERESTS WHICH MAY AFFECT THE PROPERTY: SEE CHARGE DOCUMENTS FOR CONFIRMATION

**MANDEVILLE LAND SURVEYING INC.**  
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FILE: 24-036 DWG: 24-036