



Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: X2024.011-ZONE

FROM: Name: Schalk van Heerden
(please print)

Street Address: [REDACTED]

Date: 19 March 2025

RE: "Private Utilities Regulation Review"
Official Community Plan Amendment Bylaw No. 3045
Zoning Amendment Bylaw No. 3046
Subdivision Servicing Amendment Bylaw No. 2000.18
Development Procedures Amendment Bylaw No. 2500.33

My comments / concerns are:

- ☒ I do support the proposed Private Utilities Regulation Review amendment bylaws.
- ☐ I do not support the proposed Private Utilities Regulation Review amendment bylaws.

Please provide any comments you wish the Board to consider.
Written submissions will be considered by the Regional District Board
prior to 1st reading of Amendment Bylaws listed above.

See email to Andrew Reeder sent May 2023 regarding perceived risks (financial & physical) posed by private sewer systems. The comments were made i.t.o. the Liquid Waste Water discussions in Naramata at that time. Since then, citizens in other Electoral Areas have in fact been confronted with exactly those potential risks having manifested. Those risks are real!

For clarity, the infographic depicts the contractual relationships (or not) between individual home owners, strata corporations, developers, and service providers. In the event of systems failure, all the citizens within an entire Area accordingly suffer the consequences, and the original developer(s) have no accountabilities or liabilities.

Feedback Forms must be completed and returned to the Regional District
prior to noon on the day of the applicable Regional District Board meeting.

NOTE: All representations will be made public when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Subject: Naramata LWMP - additional risks
Date: Wednesday, May 31, 2023 at 15:10:59 Pacific Daylight Time
From: Clean Face Vineyards [REDACTED]
To: areeder@rdos.bc.ca <areeder@rdos.bc.ca>
Attachments: SewerSystemsRisks.pdf

Andrew

I was quite drawn to your comments during this morning's meeting regarding the risks of failure of private sewer treatment plants.

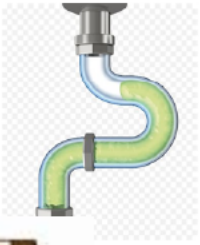
When articles like "[RDOS mulls takeover of troubled sewer system](#)" appear in local newspapers, as proof of the risks actually manifesting itself in our region, coupled with a combined privately owned and operated sewage "treatment" being installed on the hillsides with a capacity close to what RDOS is researching for the Village Settlement Area of Naramata, is that not enough motivation to raise any serious concerns?

Part failure is seemingly already evident. The report on [Drainage Related Issues](#) in Naramata stated: "*The septic field water reports to surface on the KVR due to the presence of bedrock at and near surface*" (p.24 item #1).

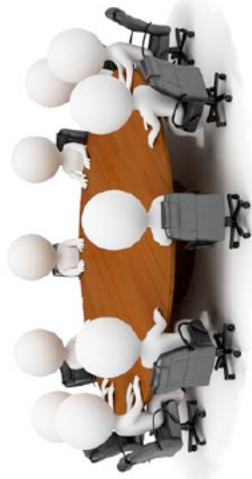
Looking at the various developments above Naramata, and the contractual arrangements between home owners and developer/service provider(s), I believe there are real risks awaiting the citizens. A very primitive depiction is attached to show how the developer has succeeded in shielding his business from any future liabilities. (One has to acknowledge the ingenuity thereof?!)

I thought I'll share this with you -- perhaps you'll comprehend this in the context of additional risks for the Naramata community sewerage system, either to take over more "run-into-the-ground" facilities, or provision for possible increase of the input into the LWMP?

Schalk van Heerden
Naramata
[REDACTED]



**“KETTLE RIDGE” or
“OUTLOOK” Private Home Owner**



Strata Corporation

BUDGET

- Contingency Reserve Fund : less than \$2,000 p.a./member
- Zero provision for sewer services (*independent 3rd party*)

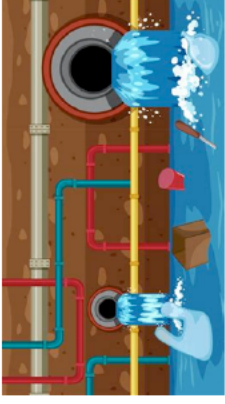
**“Kettle Ridge Sewer Services Company Ltd.”
“NB Waste Water Utility Corp.”**



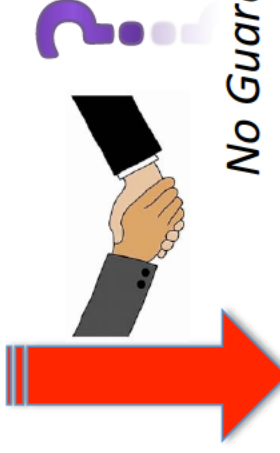
**Limited Liability!
No Guarantees?**



- Connection Fee
- Availability of Service
- Cost of Ongoing Service



Zero Assets?



No Guarantees?

SEWAGE TREATMENT PLANT



Owner of Assets?

Risks of non-performance, catastrophic failure, demise of “Owner”, all revert back to community or local government?