

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** May 8, 2025

**RE:** Petition to Amend Service Area – Electoral Area “D” (D2025.002-SAP)

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### Administrative Recommendation:

**THAT the Vintage Views Wastewater System Service Establishment Amendment Bylaw No. 3068.01, 2025, being a bylaw to reduce the service area, be read a first, second and third time.**

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Purpose: To remove a property from the Vintage Views Wastewater System Service Area Folio: D-06801.440

Legal: Lot 20, Plan KAP55994, District Lot 2710, SDYD

Civic: 112 Big Horn Trail

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### Purpose:

The applicant has submitted a petition request to the Regional District that seeks to remove the property at 112 Big Horn Trail (being Lot 20, Plan KAP55994, District Lot 2710, SDYD) in the Vintage Views Wastewater System Service Area.

In order to facilitate this, it is being proposed to amend Schedule ‘A’ of the Vintage Views Wastewater System Service Establishment Bylaw No. 3068, 2024, to remove the property.

### Site Context:

The subject property is approximately 3,740 m<sup>2</sup> in area and is situated on the east side of Big Horn Trail. It is understood that the parcel is comprised of a single detached dwelling.

The surrounding pattern of development is generally characterised by similarly sized rural-residential parcels that have been development with single detached dwellings).

### Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on November 30, 1995, while available Regional District records indicate that a building permit for a single detached dwelling was previously issued in 2005.

Under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is currently designated Small Holdings (SH).

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Small Holdings One Site Specific (SH1s) which permits for a single detached dwelling and related residential uses.

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At its meeting of November 7, 2024, the Regional District Board resolved, amongst other things, that the Vintage Views Wastewater System Service Establishment Bylaw No. 3068, 2024, be read a first, second, and third time and be forwarded to the Inspector of Municipalities for approval.

It is anticipated that this Vintage Views Wastewater System Service Establishment Bylaw No. 3068, 2024, will be considered for adoption by the Board at its meeting of May 8, 2025.

**Analysis:**

In considering this proposal, Administration notes that the inclusion of the subject property within the new wastewater services area for Vintage Views was in error and that the property is not currently connected to the existing system.

For these reasons, Administration is supportive of the request to remove the property from the boundaries of the service area.

**Alternative:**

Conversely, the option to not amend the boundaries of the service area is available to the Board, however, this is not recommended for the reasons outlined above (e.g. the property owner would be billed for a service they do not intend to avail themselves of).

**Summary:**

In summary, Administration supports the request to remove the subject property from the Vintage Views Wastewater System Service Area.

**Financial Implications:**

Financial implications have been considered and any adjustments resulting from the removal of an individual property from the service area are seen to be minor.

**Communication Strategy:**

No communication strategy is proposed as this is not required under the *Local Government Act* in relation to the amendment of a service area bylaw.

**Alternatives:**

1. THAT the Vintage Views Wastewater System Service Establishment Amendment Bylaw No. 3068.01, 2025, being a bylaw to reduce the service area, be denied.

**Respectfully submitted:**



C. Garrish, Senior Manager of Planning

**Endorsed By:**



A. Fillion, Managing Director of Dev. & Infrastructure

Will a PowerPoint presentation be presented at the meeting?      No

**Attachments:** No. 1 – Aerial Photo  
No. 2 – Service Area Boundary



Attachment No. 1 – Aerial Photo



Attachment No. 2 – Service Area Boundary

