



REGIONAL DISTRICT OF NORTH OKANAGAN

**POLICY NO.
ENG-WTR-005**

GREATER VERNON WATER PURCHASE OF AGRICULTURAL WATER ALLOCATION	
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Approval Date:	January 20, 2016
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PURPOSE

The purpose of this policy is to outline the parameters for purchasing Water Allocation from Greater Vernon Water (GVW) and outlines the details in which GVW manages Water Allocation.

POLICY

This policy applies only to those properties located within the Greater Vernon Water service area who make application to purchase Allocation. Allocation allows a farm property that uses water for bona fide agricultural purposes to access water at GVW Agricultural Water Rate.

PURCHASING ALLOCATION:

1. Only properties that are granted farm status by the B.C. Assessment Authority or bona fide agricultural use as defined by GVW Use and Regulation Bylaw No. 2545 and which an application for Regional District of North Okanagan (RDNO) Farm Classification (and, where applicable, a New Farm Supplemental Application for Farm Classification) and is approved by the Manager – Greater Vernon Water are eligible to make application to purchase additional allocation.
2. All requests to purchase Allocation must be approved by the RDNO Board of Directors.
3. Any requests to purchase Allocation in the Township of Spallumcheen must be approved by Township of Spallumcheen prior to application to the RDNO Board of Directors.
4. A Customer who farms two (2) or more contiguous parcels of land may be allowed to add together the Allocation for each parcel to compute the total flow volume, and the Customer may use the total volume permitted by the total Allocation on the said combined lands. The two or more properties must share common property lines and the properties must also be owned/leased by the same customer.

5. When a customer purchases allocation (subject to Board approval), GVW staff will prepare the "Water Allocation Form" for the customer to sign and date, and the Master Allocation List will be updated accordingly and forwarded to the respective billing jurisdiction.
6. Customers may reduce or eliminate their allocation by cancelling all or a portion of their Allocation or by receiving a Development Cost Charge (DCC) or Connection Fee credit for development and which the following applies:
 - a. When a customer cancels Allocation, no payment is provided to the customer but the quarterly invoicing of Allocation will cease,
 - b. The DCC or Connection Fee credit will be calculated based on the current bylaw rate to purchase Allocation and the current bylaw rate for DCCs or the Connection Fee.
 - c. In both a. and b. above, the customer must submit a Water Allocation Form as outlined in 5.
7. Only properties that are assessed to have sufficient system capacity to provide service to the property line will be allowed to purchase Allocation.
8. The Allocation fee is an annual fee for water delivered during the Irrigation Season however, the fee is invoiced on customer's water bills quarterly from January 1st to December 31st. For Allocation purchases, the following two Options are available:

Option 1: The following is a detailed procedure for application of additional allocation that is intended to become effective January 1st of the following fiscal year. The following steps are provided to guide the process to completion:

- a. An "Application for Allocation" form is completed and submitted to the RDNO. The subject property for all applications for allocation must be within the Greater Vernon Water Specified Area.
- b. The application is processed by the RDNO Engineering Department and a recommendation based on the water distribution capacity and water availability is forwarded to the next Greater Vernon Advisory Committee for recommendation to the Board of Directors for consideration.
- c. Where the sale of allocation is approved by the Board of Directors, payment for the allocation and any allocation rates must be completed prior to April 15th.
- d. Agricultural water consumption and fees for the fiscal year will be based on the new allocation including over consumption fees.

Option 2: The following is a detailed procedure for application of additional allocation that is intended to become effective January 1st of the current fiscal year. The following steps are provided to guide the process to completion:

- a. The RDNO will provide monthly consumption volumes of water consumption to all bona fide agricultural customers after agricultural turn on with an analysis of the projected water consumption versus allocation available.
 - b. Where a customer is concerned they may exceed the current years allocation, they may make application for additional allocation to be effective for the current fiscal year and feasibly avoid the over consumption rates. An "Application for Allocation" form must be completed and submitted to the RDNO on or before August 15th. The subject property for all applications for allocation must be within the Greater Vernon Water Specified Area.
 - c. The application is processed by the RDNO Engineering Department and a recommendation based on the water distribution capacity and water availability is forwarded to the next Greater Vernon Advisory Committee (first meeting in September) for recommendation to the Board of Directors (mid-September meeting) for consideration.
 - d. Where the sale of allocation is approved by the Board of Directors, payment of the Agricultural Allocation Purchase Fee and applicable Allocation Fees for the current year must be completed prior to September 30th.
 - e. Agricultural water consumption and fees for the 3rd quarter billing of the current fiscal year will be based on the new allocation including over consumption fees.
9. Domestic and agricultural water meter pits must be separated by a minimum of 1.2 meters horizontally as per GVW Use and Regulation Bylaw No. 2545, as amended.
 10. For properties with agricultural irrigation connections and with stock watering, the stock watering will require installation of a water meter capable of capturing low water flows. As per GVW Use and Regulation Bylaw No. 2545, as amended.
 11. Premises that have both potable and non-potable water from the RDNO available at the property line must use non-potable water for all Bona Fide Agricultural Use. If potable water is used for Bona Fide Agricultural Use on properties where non-potable water is available, domestic or non-domestic and mixed use fees as determined by the Manager – Greater Vernon Water for water use will apply.
 12. Allocation allows for a maximum depth of 0.55 metres of water per hectare of Allocation to be applied annually to a property for Agricultural Water Use or the Agricultural Over Consumption Rate will apply as per GVW Rate Imposition Bylaw No. 2672, as amended.
 13. The RDNO, in granting any additional Allocation, may prescribe special terms and conditions it deems necessary to restrict the quantity of or the manner in which water is used.

14. Customers may make an application to the RDNO to purchase Allocation for an area larger than their actual property size. The application must contain a report signed by a registered Professional Agrologist certifying the presence of a special condition existing on the farm lands rendering additional Allocation necessary for the successful farming of such lands. The RDNO may accept, reject, or modify the application as it deems fair and equitable, taking into account hardship to the applicant and the RDNO's ability to supply the additional flow. As per GVW Use and Regulation Bylaw No. 2545, as amended.