

TO: Electoral Area Advisory Committee

FROM: Planning Department

SUBJECT: *Swan Lake Residential Infill Plan* – Status Report and Phase One Survey Results

File No: 3061.21.04

Date: June 24, 2021

RECOMMENDATION:

That the *Swan Lake Residential Infill Plan* - Status Report and Phase One Survey Results report dated June 24, 2021 be received; and further,

That discussions be concluded with residents and residential property owners within the neighbourhoods identified as RDNO 3, 4, 7, 9, and 10 as a result of Phase One consultation for the *Swan Lake Residential Infill Plan*; and further,

That staff be directed to undertake additional consultation with residents and residential property owners within the neighbourhoods identified as RDNO 2 and 8; and further,

That staff be directed to send a letter to residential property owners and occupants within the *Swan Lake Residential Infill Plan* area in addition to online and media updates to inform people of the results of the survey process and Phase One consultation; and further,

That *Swan Lake Residential Infill Plan* project deliverables consist of a final report to the Board of Directors outlining proposed amendments to the Electoral Areas "B" and "C" Official Community Plan and Zoning Bylaw.

BACKGROUND:

In 2019, Provincial and Federal government grants were secured to establish a wastewater collection and recovery system to service lands within the Regional District of North Okanagan. Phase 1 of the treatment plant includes portions of Electoral Areas "B" and "C," the south end of the Township of Spallumcheen, and Okanagan Indian Band lands at the north end of Swan Lake.

The provision of a community sanitary sewer system within a previously unserved area inevitably leads to proposals for new development not previously possible utilizing on-site disposal systems. The potential for additional development and land use change within Phase 1 of the wastewater system is addressed in the *Swan Lake Commercial Area and Neighbourhood Plan*, which was adopted as part of the Electoral Areas "B" and "C" Official Community Plan in 2018.

The *Swan Lake Residential Infill Plan* ("the Infill Plan") was initiated in 2021 to address the potential for the community sewer system to be extended beyond Phase 1 to service established residential neighbourhoods to the east of Swan Lake. In this regard, there was a focused effort to engage with residents and landowners within each neighbourhood to determine if they would be interested in connecting to the community sewer system and what type of new residential development they would want to see in their neighbourhood.

Plan Area

As shown on the attached map, the neighbourhoods within the scope of the *Swan Lake Residential Infill Plan* are:

- RDNO 2 - Greenhow Frontage Road Mixed Use Area
- RDNO 3 - North Pleasant Valley Road / L & A Road Residential Neighbourhood
- RDNO 4 - North Grey Canal Trail Rural Residential Neighbourhood
- RDNO 7 - Herry Road Residential Neighbourhood
- RDNO 8 - South portion of the South Swan Lake Mixed Use Area
- RDNO 9 - N'Kwala Park Residential Neighbourhood
- RDNO 10 - McClure Road Residential Neighbourhood

The RDNO 2 and RDNO 8 neighbourhoods are already part of Phase 1 of the wastewater recovery project. Therefore, input from residential property owners in these areas was invited to help guide future land use policy preparation for these neighbourhoods.

Due to the restrictions on non-farm use and subdivision of land in the Agricultural Land Reserve (ALR), aside from secondary suites, lands within the ALR are not eligible for more intensive residential development are not part of this planning process.¹

Planning Process to Date

Following the endorsement of Terms of Reference for the Infill Plan in February 2021, the first phase of this planning process got underway in March with information gathering, preparation of a Consultation Plan, and a Background Report including preliminary infill/redevelopment options for each neighbourhood. Photos were taken of the various neighbourhoods and of housing, representing a range of development densities in Vernon and Kelowna.

Prior to the launch of the first round of public consultation, the Background Report was reviewed by the Electoral Area Advisory Committee at the Regular Meeting of May 6, 2021, and by the Board of Directors at their Regular Meeting of May 19, 2021. In early June, a letter and copy of the Background Report were referred for comments to the Okanagan Indian Band, Splatins, Township of Spallumcheen, City of Vernon, Ministry of Transportation and Infrastructure, Ministry of Environment, and Interior Health Authority. No referral responses have been received to date.

The following public consultation actions have been undertaken:

- In mid-May, a letter, survey, and postage-paid return envelope was sent to 610 owners and 56 occupants² of the 610 properties within the Infill Plan area (a total of 666 surveys were mailed);
- A project website was launched in May, including an online version of the survey;
- Notification regarding the Infill Plan was included in the Regional District's weekly ad in the Morning Star newspaper;
- A media release was issued;
- 19 posters were placed on mailboxes and notice boards within the Infill Plan area;
- Four public meetings were held using Zoom on June 1 and June 9 (two sessions each day);

¹ Unless exempt from the restrictions of the *Agricultural Land Commission (ALC) Act* under the provisions of Section 23 of the ALC Act.

² Where Property Owner's primary address did not align with the civic address within the plan area an additional survey was sent to the dwelling within the plan area "occupant surveys".

- The presentation prepared for the Zoom meetings was recorded and posted on the project website.

A copy of the letter and survey are attached for reference (*Attachment A*). The purpose of the survey was to determine the level of interest within each neighbourhood to join the community sewer service, and the type and density of residential development supported if connected to the sewer system.

NEIGHBOURHOOD CONSULTATION RESULTS:

Due to COVID-19 restrictions, this planning process has relied upon electronic and written forms of communication. Accordingly, a project website was launched in May of 2021, a mail-out and online survey were initiated on May 14, 2021, and the consultation period concluded with the survey's close on June 15, 2021. Feedback gathered during this period has been compiled, and the results are presented below and in the attached summary.

In addition to the survey, the Regional District hosted a series of virtual "Open Houses" via Zoom to provide information and answer questions. There were sixteen participants in total, and the Zoom sessions were held on:

- Tuesday, June 1 at 10:00 a.m.
- Tuesday, June 1 at 7:00 p.m.
- Wednesday, June 9 at 2:00 p.m.
- Wednesday, June 9 at 7:00 p.m.

Staff also responded to phone and email inquiries regarding the planning process and its potential outcomes.

The following table provides an overview of the survey responses received from each neighbourhood:

Survey Responses Received			
Neighbourhood Node	Responses Received	# of Properties	Response Rate
RDNO 2	12	19	63 %
RDNO 3	46	68	68 %
RDNO 4	12	18	67 %
RDNO 7	112	200	56 %
RDNO 8	14	18	78 %
RDNO 9	123	226	54 %
RDNO 10	31	61	51 %
Other/Outside of Nodes/Prefer Not to Say	12	n/a	
All Nodes	362	610	60%

Overall there was an excellent response rate to the survey; however, due to some limitations with the survey, it is possible that a single person could have filled out a survey multiple times, or responses could have been provided by persons living outside of the plan area. Despite this, staff still feel confident the results provide clear direction on how each neighbourhood node wishes to proceed; as research shows, the typical response rate to surveys ranges from 5%-30%.

In the neighbourhoods that were already within the initial service area of the sewer project, RDNO 2 and RDNO 8, the majority of respondents indicated that they were supportive of connecting to the sewer system. In addition, respondents in these neighbourhoods were generally in support of the more intensive change scenarios.

Responses received from RDNO 3, RDNO 4, RDNO 7, RDNO 9 and RDNO 10 were not supportive of connecting to the proposed sewer system. Depending on the neighbourhood, between 58% to 65% of respondents indicated that they were not interested in connecting to the proposed sewer system. Respondents in these neighbourhoods generally favoured the "no change" scenario.

For detailed survey results, please refer to the attached Phase One Survey Results Summary (*Attachment B*).

DISCUSSION:

The survey results indicate that the majority of the *Swan Lake Residential Infill Plan* area residents do not wish to join the sewer service area at this time and do not support more intensive development in their neighbourhoods. Therefore, it is recommended that consultation within RDNO neighbourhoods 3, 4, 7, 9, and 10 be concluded. Rather than producing a more broadly-based neighbourhood plan, the scope and format of the project deliverables will be revised to take the form of a staff report recommending specific amendments to the Electoral Areas "B" and "C" Official Community Plan, and possibly the Zoning Bylaw. The recommendations will reflect the feedback received from RDNO 2 and 8. In addition, the report will outline the specific amendments required to achieve the desired levels of infill and development within these two neighbourhood nodes.

Consistent with the project Consultation Plan, staff recommend that the survey results be reported back to the plan area residents and property owners. This step would be carried out by way of a letter to be mailed to all 610 addressees that were previously contacted and by updates to be posted on the project website, publicized in the RDNO's weekly ad in the Morning Star newspaper, and via a media release.

Recognizing that neighbourhoods RDNO 2 and 8 are already part of Phase 1 of the Wastewater Recovery Project service area, and given that the survey results reiterated support for these neighbourhoods to be a part of the sewer service area, the letter to be sent to addressees in RDNO 2 and 8 would also invite additional feedback on the density of future residential development (i.e. housing forms and lot sizes) that property owners would support in these two neighbourhoods.

Phase Three of this planning process is primarily oriented to the statutory bylaw review and approval process. This would include a mandatory Public Hearing if changes to the Official Community Plan are proposed. The planning process is targeted to conclude by September 2021.

Attachments

Attachment A – Letter and Survey mailed to property owners within the Plan Area

Attachment B – Phase One Survey Results Summary

Submitted by:



Marnie Skobalski, RPP, MCIP
Planner II

Reviewed by:



Laura Frank, RPP, MCIP
Regional Planning Projects Manager

Endorsed by:



Rob Smailes, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF : PLANNING DEPARTMENT

OUR FILE No.: 3061.21.04

Re: Swan Lake Residential Infill Plan – We Want Your Feedback!

The Regional District of North Okanagan (RDNO) has partnered with the Township of Spallumcheen and the Okanagan Indian Band to build the North Okanagan Wastewater Recovery Plant. The project will provide homes and businesses with a safe and sustainable wastewater treatment facility and sewage collection system that will protect Swan Lake water quality, provide reclaimed water for agriculture, enhance recreational opportunities and support economic development.

The initial service area includes the commercial corridor and some residential properties. Property owners in this area passed a petition process in 2019 to get connected to the new sewer system. This area is expected to be the first phase of connections, and there is an opportunity to add other neighbourhoods to the system. This is why the RDNO has launched this Swan Lake Residential Infill planning process.

You are receiving this letter because your property is located in one of the neighbourhoods (or nodes) that could potentially connect to the sewer system in future phases (see map on the back of this letter to identify your neighbourhood node). As each node is unique from one another, this initiative will determine the willingness of each neighbourhood to connect to a future community sanitary sewer system and, if connected to community sewer, what types of residential infill and level of density are supported in these neighbourhoods.

Have your say!

Have your say by filling out the attached survey and returning it by mail in the envelope provided or completing the survey online by June 15, 2021 at: www.rdno.ca/infill

The RDNO will also be hosting a series of short virtual "Open Houses" via **Zoom** to provide more information and answer any questions on the following dates and times:

Meeting ID: 350 682 5714

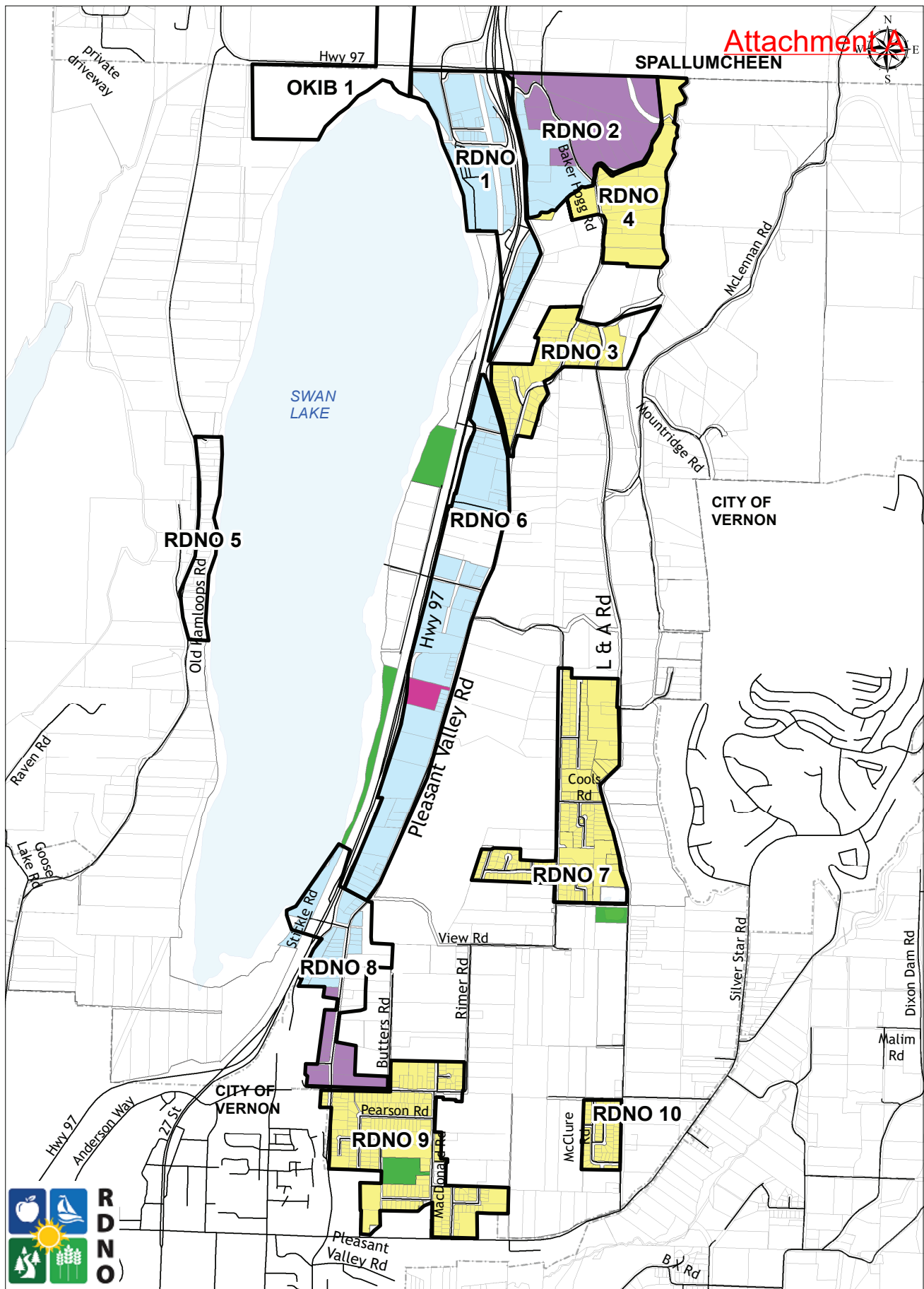
Tuesday, June 1 – 10:00 a.m.

Tuesday, June 1 – 7:00 p.m.

Wednesday, June 9 – 2:00 p.m.

Wednesday, June 9 – 7:00 p.m.

If you have any questions, concerns or feedback, you may also email infillplan@rdno.ca or phone Marnie Skobalski at 250-550-3737.



1:20,000

0 0.25 0.5 1 Kilometers

Legend

- Neighbourhood Boundaries
- RDNO Jurisdictions

OCP Designations

- Commercial and Industrial Properties within approved service area
- Residential and Future Residential properties within approved service area
- Residential properties within potential service area

- School (S)
- Parks (P)



REGIONAL DISTRICT NORTH OKANAGAN

Attachment A
*One Region
One Future*

Fill out the survey online at www.rdno.ca/infill or
return by mail in the stamped envelope provided with this survey by June 15, 2021

You are receiving this letter because your property is located in one of the neighbourhoods (or nodes) that could potentially connect to the North Okanagan Wastewater Recovery system in future phases (see attached map). The RDNO is seeking feedback on the desired growth and development of these existing residential nodes to identify what housing options and level of density is supported in areas where sewer may become available. As each node is unique from one another, this initiative will determine the willingness of each neighbourhood to connect to a future community sanitary sewer system and, if connected to community sewer, what types of residential infill and level of density are supported in these neighbourhoods.

*If a neighbourhood node would like to connect to the system, they will have to undergo a petition process in the future. For the petition to be successful, at least 50% of properties which represent at least 50% of the assessed value must be in agreement with joining the service area.

1. Which Neighbourhood is your property located within (see attached map)?

- ☐ RDNO 2 - Greenhow Frontage Road Mixed Use Area
- ☐ RDNO 3 - North Pleasant Valley Road / L & A Road Residential Neighbourhood
- ☐ RDNO 4 - North Grey Canal Trail Rural Residential Neighbourhood
- ☐ RDNO 7 - Herry Road Residential Neighbourhood
- ☐ RDNO 8 - South portion of the South Swan Lake Mixed Use Area
- ☐ RDNO 9 - N'Kwala Park Residential Neighbourhood
- ☐ RDNO 10 - McClure Road Residential Neighbourhood
- ☐ Prefer not to say
- ☐ If you are unsure, please provide the name of the street you live on or your civic address (optional) _____

2. Do you rent or own at the address this letter was sent to?

- ☐ Rent
- ☐ Own
- ☐ Prefer not to say

3. If the cost of the sewer service was approximately \$1,700 per year, for the next 20 years, would you be willing to connect this property to the proposed new sewer system?

*The fee is based on a 2019 cost estimate (\$400 base fee, a user fee \$850, and parcel tax of approximately \$150 for each \$100,000 of assessed land value- which does not include the value of buildings located on the land). Further financial analysis of the North Okanagan Wastewater Recovery project is currently underway and it is expected these results will refine the cost estimate for sewer service fees.

- ☐ Yes
- ☐ No
- ☐ Prefer not to say



4. If connected to the proposed sewer system, there would be an increased potential for more development in your neighbourhood. By selecting from the options below, please describe what level of development you support for your neighbourhood. You may select an option in its entirety or check the options that you prefer:

☐ **Option A: No Change (this is what current Zoning allows)**

- on-site septic sewage disposal only (as-is), no connection to community sanitary sewer service.
- subdivision only in accordance with current zoning, i.e. minimum lot size of 1 hectare (2.47 acres) on septic system.
- no secondary suites permitted in Single Family Residential (R.1) zone.
- secondary suites in Small Holding (S.H), Country Residential (C.R), Non-Urban (N.U) and Large Holding (L.H) zones only permitted on lots 1 hectare (2.47 acres) or larger.
- two family dwellings (i.e. duplexes) in Two Family Residential (R.2) zone only permitted on existing lots which are larger than 700 square metres (7,535 square feet).
- two family dwellings in Small Holding (S.H) zone only permitted on lots 2 hectares (4.94 acres) or larger.

Option B: Modest Change

- ☐ connection to community sanitary sewer service.
- ☐ subdivision only in accordance with current Single Family Residential (R.1) zoning, i.e. minimum lot size of 560 square meters (6,028 square feet) on community sewer system.
- ☐ allow secondary suites in Single Family Residential (R.1) zone.
- ☐ allow secondary suites in Small Holding (S.H), Country Residential (C.R), Non-Urban (N.U) and Large Holding (L.H) zones on lots smaller than 1 hectare (2.47 acres).
- ☐ allow single storey (ground floor) detached suites (i.e. garden suites).

The pictures below show what a single storey detached suite could look like:



Option C: Intermediate Change

- ☐ Same as Option B except also allow minimum lot sizes smaller than 560 square meters (6,028 square feet).

The pictures below show what a lot that is smaller than 560 square meters could look like:



Option D: Maximum Change

- ☐ Same as Option C except also allow multiple family housing (i.e. townhouses, 3-plexes, 4-plexes) in areas close to existing multiple family housing such as the South Swan Lake Mixed Use Area (RDNO 8) and N'Kwala Park Residential Neighbourhood (RDNO 9).

The pictures below show what a fourplex or townhouses could look like:



Please let us know any comments you may have:

For questions about the survey, more information on options noted above or for assistance in filling out the survey, please contact the RDNO at 250-550-3737 or email infillplan@rdno.ca



Phase 1 Survey Results

Consultation Efforts:

- Letter, survey, and postage-paid return envelope sent to all owners and occupants of the 610 properties within the Plan area
- Project website launched including an online version of the survey
- Included within the Regional District's weekly advertisement in the Morning Star newspaper
- 19 posters placed in visible areas (mailboxes and notice boards) within the Plan area
- Four virtual public meetings held using Zoom – the presentation prepared for the Zoom meetings was recorded and posted on the project website

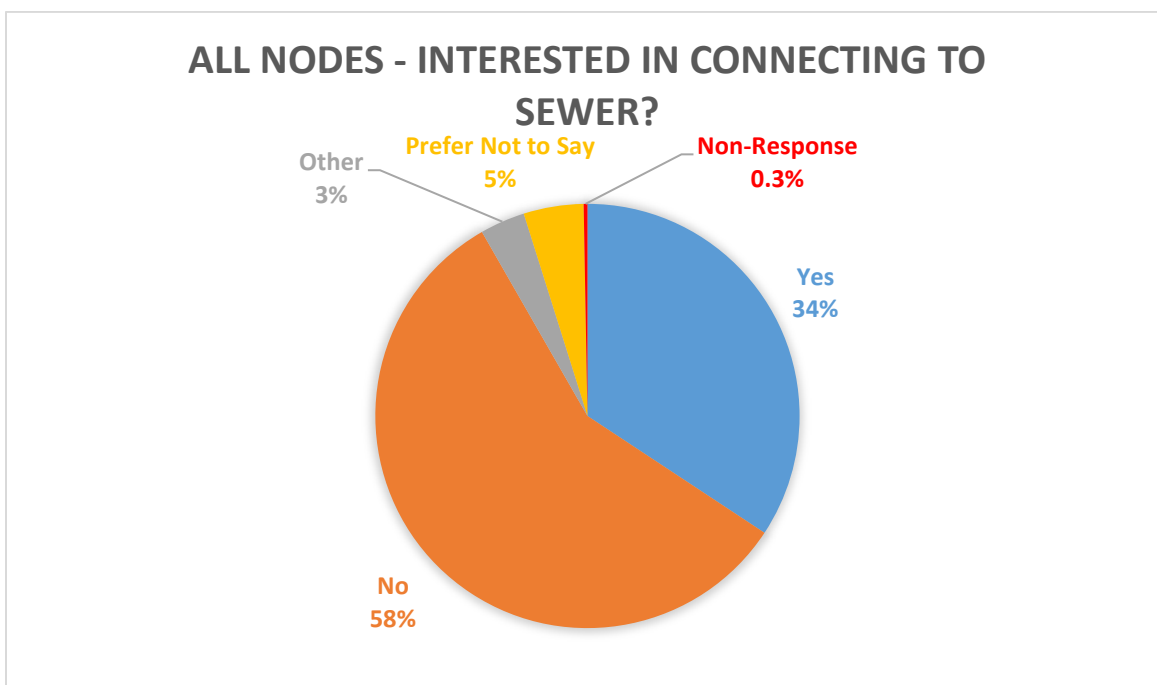
Letters Mailed		
Neighbourhood Node	To Owners	To Occupants
RDNO 2	19	6
RDNO 3	68	4
RDNO 4	18	4
RDNO 7	200	15
RDNO 8	18	3
RDNO 9	226	20
RDNO 10	61	4
All Nodes	610	56

Response:

Survey Responses Received		
Neighbourhood Node	Responses Received	# of Properties
RDNO 2	12	19
RDNO 3	46	68
RDNO 4	12	18
RDNO 7	112	200
RDNO 8	14	18
RDNO 9	123	226
RDNO 10	31	61
Other/Outside of Nodes/Prefer Not to Say	12	n/a
All Nodes	362	610

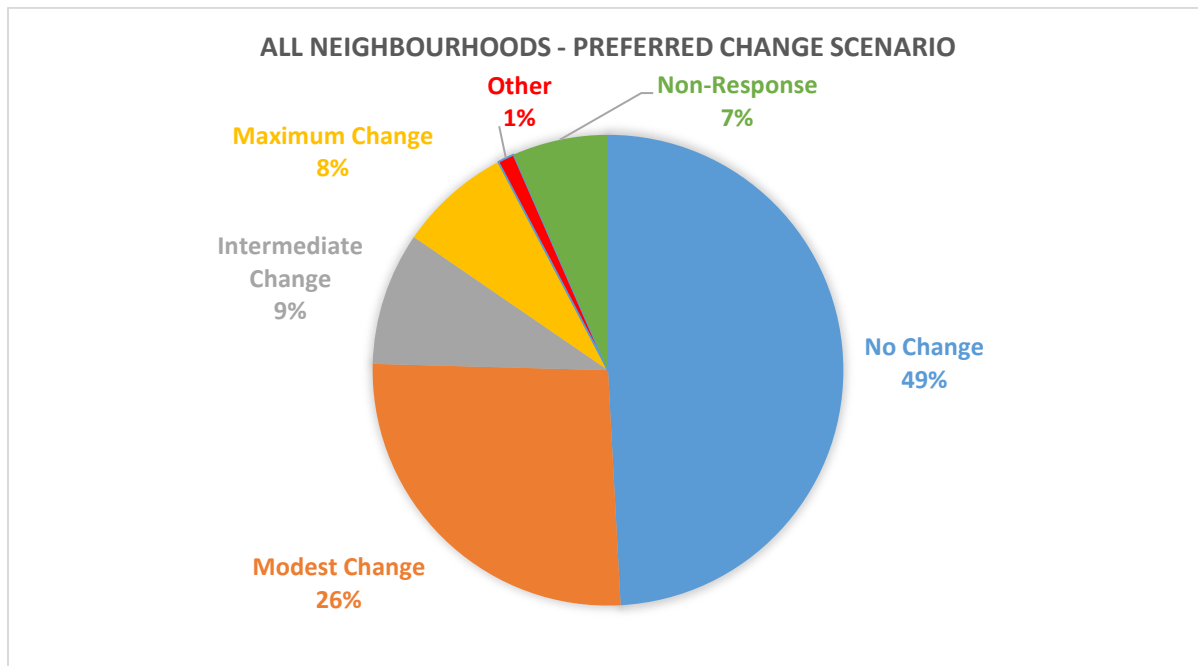
Survey Results Summary
All Neighbourhoods

All Neighbourhood Results – If the cost of sewer service was approximately \$1700 per year for the next 20 years, would you be willing to connect this property to the proposed new sewer system?	
Yes	120
No	201
Other	12
Prefer Not to Say	16
Non-Response	1



All Neighbourhood Results – If connected to the proposed sewer system, there would be an increased potential for more development in your neighbourhood. By selecting from the options below, please described what level of development you support for your neighbourhood:

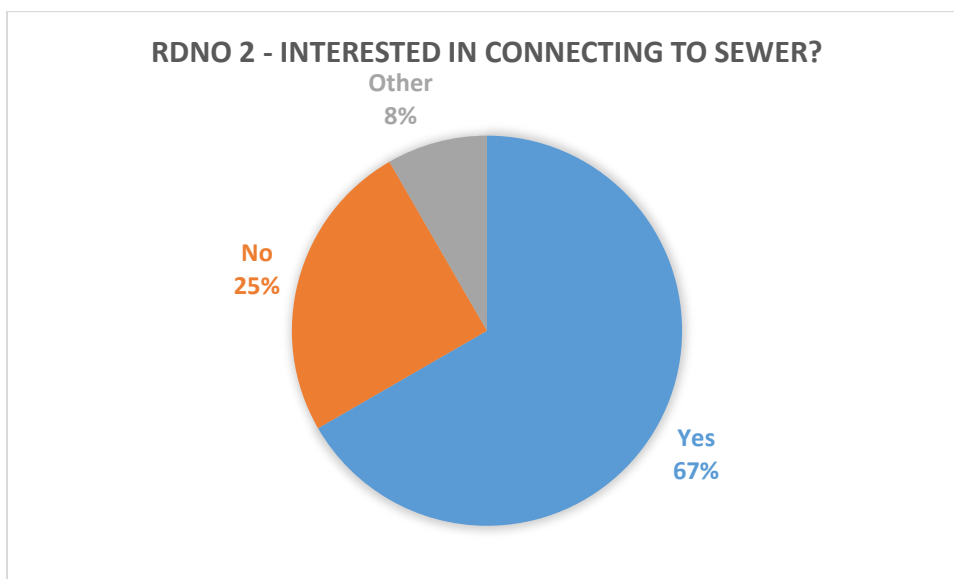
No Change	172
Modest Change	92
Intermediate Change	32
Maximum Change	27
Other	4
Non-Response	23



Survey Results Summary
RDNO 2 – Greenhow Frontage Road Mixed Use Area

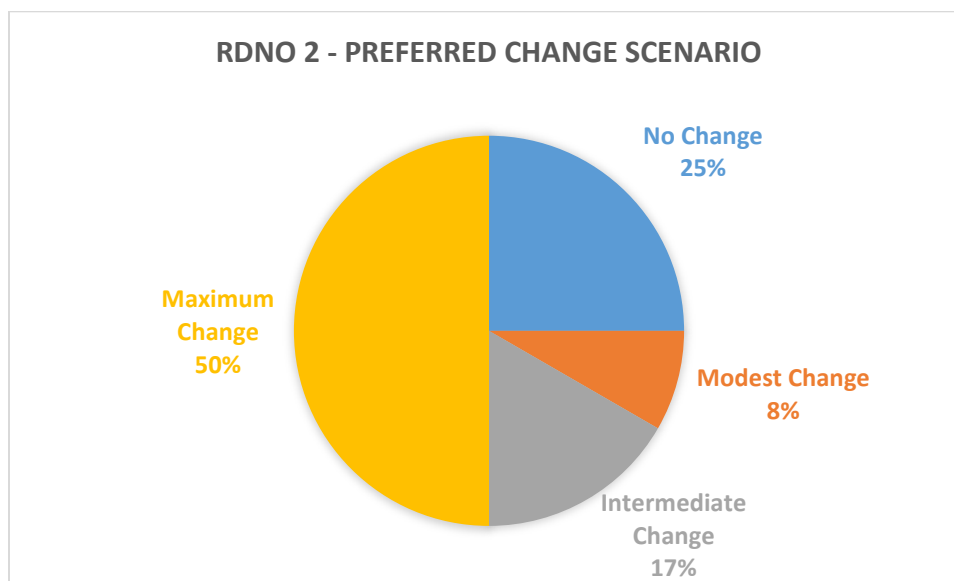
RDNO 2 Responses	
Total Properties in Node	19
Total Responses Received	12

RDNO 2 Results – If the cost of sewer service was approximately \$1700 per year for the next 20 years, would you be willing to connect this property to the proposed new sewer system?	
Yes	7
No	3
Other	1
Comments:	
<ul style="list-style-type: none"> Maybe 	



RDNO 2 Results – If connected to the proposed sewer system, there would be an increased potential for more development in your neighbourhood. By selecting from the options below, please described what level of development you support for your neighbourhood:

No Change	3
Modest Change	1
Intermediate Change	2
Maximum Change	6



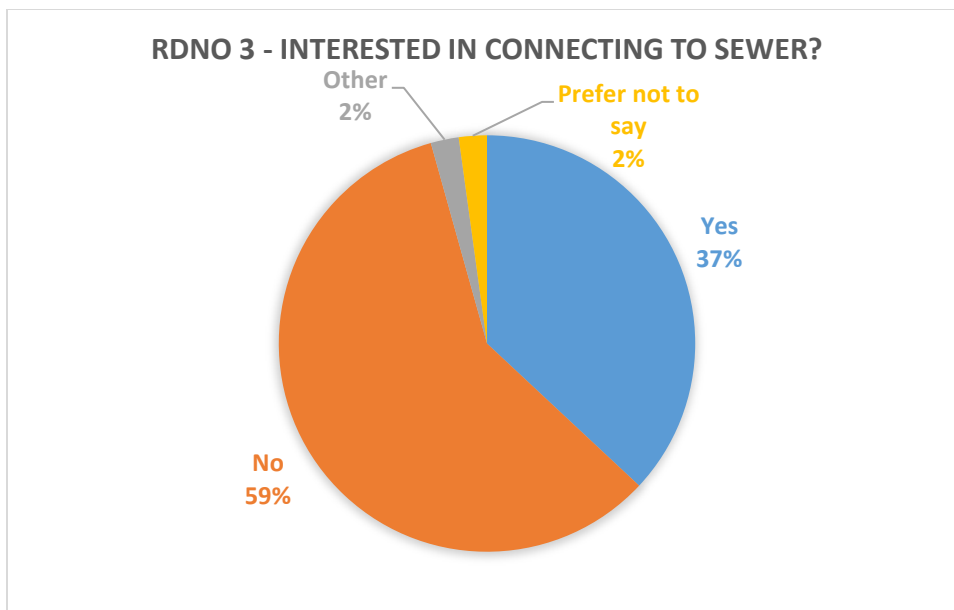
RDNO 2 - General Comments

- Speed up work for future
- By the time your District has invested in this sewer system, the cost will have risen to unknown heights. We are retired and our income will not increase. Prices do all the time and so your project will become a serious problem for many. Right now we live in a different world. Better to study more and look into alternatives- septic tanks and more or this project will become a millstone around your necks.
- Just do it. Make dreams come true
- Our response is based on the knowledge and background my husband has with experience with earthworks over the past 30 years as a heavy equipment operator and mainline experience. He is curious where they think they will be able to put the sewer hook up on our property and how that would impact our land (specifically our fruit trees). He figures there will be large additional costs outside of your monetary quote based on the fact that we are on acreage and a steep rocky slope away from the main highway. Once more info is provided we could possibly revisit our stance on this but based on the current info we do not consent at this time. Thank you. We also have concerns about the noise pollution this project will create and for what length of time.

Survey Results Summary
RDNO 3 – North Pleasant Valley Road / L & A Road Residential Neighbourhood

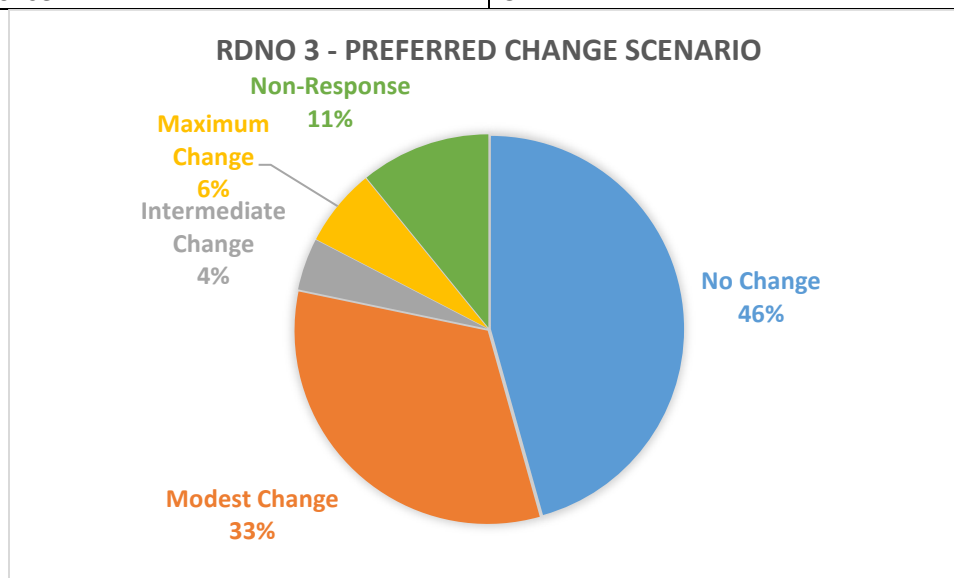
RDNO 3 Responses	
Total Properties in Node	68
Total Responses Received	46

RDNO 3 Results – If the cost of sewer service was approximately \$1700 per year for the next 20 years, would you be willing to connect this property to the proposed new sewer system?	
Yes	17
No	27
Other	1
Prefer not to say	1
Comments:	
<ul style="list-style-type: none"> Price seems steep. Would be willing to pay a lower fee. \$1000-\$1500 	



RDNO 3 Results – If connected to the proposed sewer system, there would be an increased potential for more development in your neighbourhood. By selecting from the options below, please described what level of development you support for your neighbourhood:

No Change	21
Modest Change	15
Intermediate Change	2
Maximum Change	3
Non-Response	5



RDNO 3 - General Comments

- We are currently taxed to death and many are experiencing financial pressures. We do not need to add to homeowners woes.
- This is not what we need in this area/zone and the cost per household is too high amidst already skyrocketing cost of living.
- Keep it rural. This is a huge yearly cost that provides very little benefit to people that already have a septic system in place. Which is everyone.
- Not enough info: Cost of connection, quarterly formula, time frame? Cost estimate seems excessive.
- The base fee & user fee should be waived, also the parcel tax should be void as assessed land value has nothing to do with sewer. As noted for questions 3, please consider removing the "nickel & dime" fee's. The approx. \$1700/month for 20 years will cover the cost.
- We moved to this neighbourhood for the rural atmosphere. There is already several carriage houses & illegal suites. We desperately don't want a higher density of houses. We were also told at the past open houses that unless we hooked up to the sewer that would now go past on the road, we would not be charged. Only when we hooked up would there be a charge. We also feel that the business corridor, who are asking for this sewer system, bear the brunt of the costs.
- The zoning of this neighborhood should remain. The cost for sewer is too high & this neighborhood should remain w/ large lots & low density.
- L & A Rd is not maintained well enough or wide enough to allow more condensed housing. There is already no room for cars, people, and bikes to safely walk or ride with young kids. We

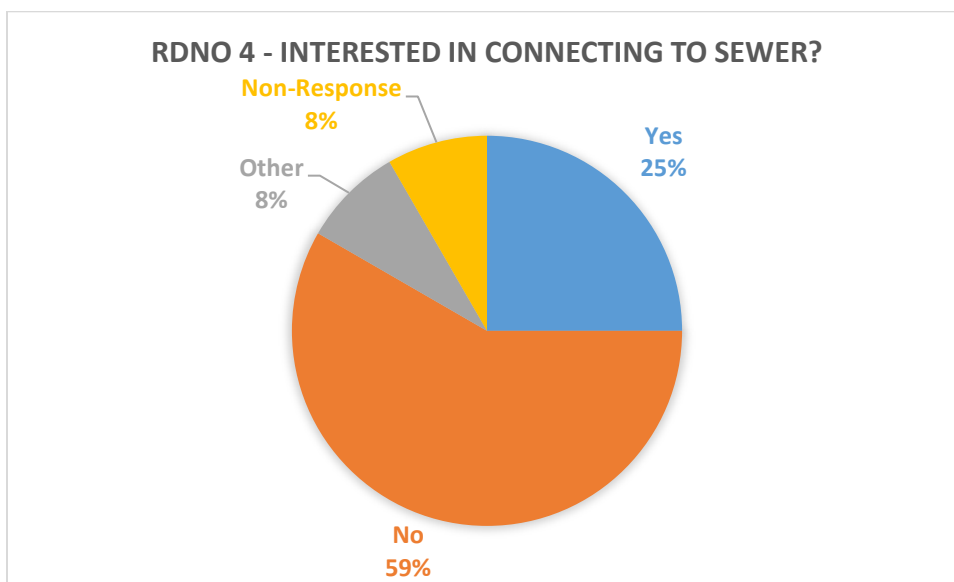
purchased in the country for a reason we do not like being forced into sewer upgrade. At this cost, seniors do not have \$1,700 extra a year and have more congestion

- Thank you for this information, much appreciated. We are 84 years old. We do not think such a financial outlay is wise at our age- content as we are. But if you have to connect us then we are probably willing to enter an agreement that settlement can be made from sale of house when the last of us die. No payment beforehand however.
- Why would I like to lower my standard of living at a cost of \$1,700 per year?
- Having lived [in the neighbourhood] some 30 plus years I/we have a good history of the immediate area and a MAJOR concern is the lack of overland and subsoil drainage (storm water disposal) infrastructure to match the development of recent 10 years permitted by RDNO and Highways without concern for storm ditching. This has caused overland and subsoil water pressures to cause need for more storm water disposal not easily attained! Planning Department has not responded responsibly to those concerns - pass the buck to the highways back and forth!
- First steps in being deemed city of Vernon and having RDNO removed. We made the choice not to live in city limits for many reasons.
- We are very happy with septic and do not want any extra change or cost. Thank you
- Cost does not include connection to homes. No changes, that's why we bought here!!!
- I have been living in my home for 11 years and my septic tank has only costed under \$500 to have it cleaned out. So \$1700+ a year is outrageous for a single income family.
- We find \$1700 a year is too much. Taxes will go up also, we are trying to live on old age pensions.
- This is great news. Let's get this done!
- As to what option? traffic is already increased in this area.
- The cost for sewer is too high considering this is an estimate based on old numbers. There are many reasons this cost to homeowners is too high.

Survey Results Summary
RDNO 4 – North Grey Canal Trail Rural Residential Neighbourhood

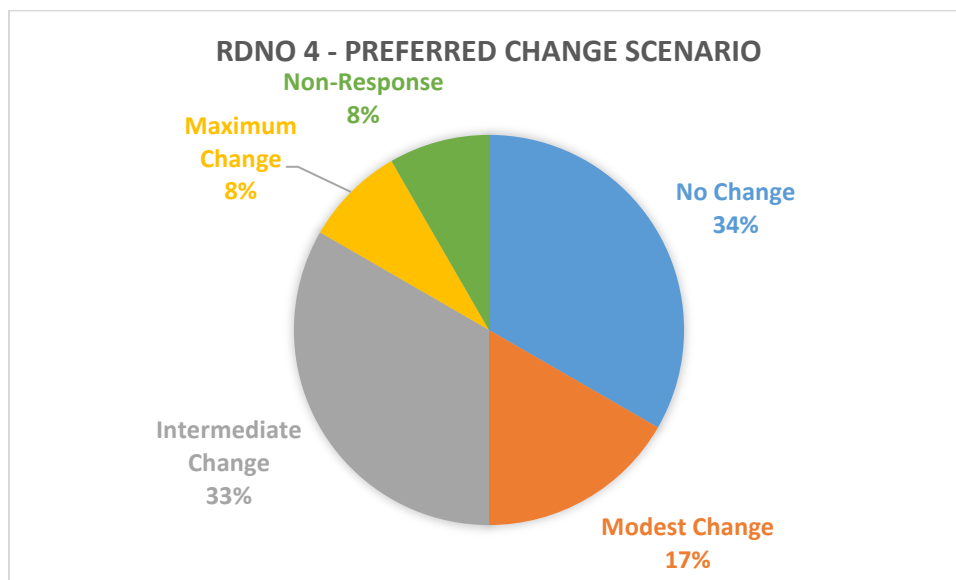
RDNO 4 Responses	
Total Properties in Node	18
Total Responses Received	12

RDNO 4 Results – If the cost of sewer service was approximately \$1700 per year for the next 20 years, would you be willing to connect this property to the proposed new sewer system?	
Yes	3
No	7
Other	1
Non-Response	1
Comments:	
<ul style="list-style-type: none"> would like an updated cost. building costs have gone up substantially since 2019. 	



RDNO 4 Results – If connected to the proposed sewer system, there would be an increased potential for more development in your neighbourhood. By selecting from the options below, please described what level of development you support for your neighbourhood:

No Change	4
Modest Change	2
Intermediate Change	4
Maximum Change	1
Non-Response	1



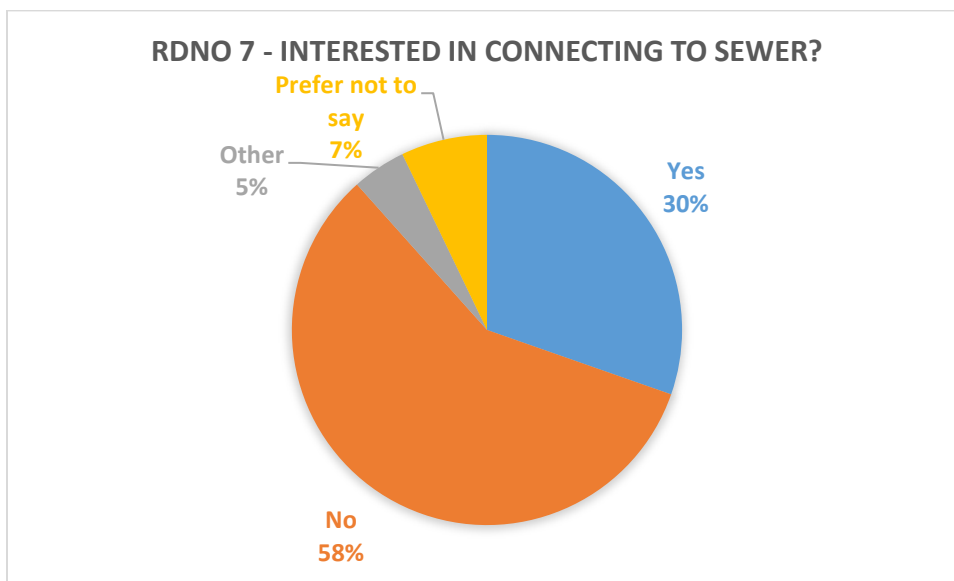
RDNO 4 - General Comments

- I am not in favour of, yet another, satellite city within a rural area. Keep the density close to services such as schools, shops and transportation corridors AND FIRE HYDRANTS, rather than random roads.
- I do not want industrial development in my area, put future development further away from homes (ie further north in Spallumcheen). Slow creep is not what I want. Not sure how current industrial was allowed on ALR land!
- My septic works perfectly fine.

Survey Results Summary
RDNO 7 – Herry Road Residential Neighbourhood

RDNO 7 Responses	
Total Properties in Node	200
Total Responses Received	112

RDNO 7 Results – If the cost of sewer service was approximately \$1700 per year for the next 20 years, would you be willing to connect this property to the proposed new sewer system?	
Yes	34
No	65
Other	5
Prefer Not to Say	8
Comments: <ul style="list-style-type: none"> It is a good idea but we are seniors in our 70's 80's on a limited pension income. Sewage would be great but whether we would be able to pay for it is unknown. Should be based water rate only if I develop my property is this added to property tax , what happens if you sell and move who is responsible for the fees for 20 years? If I move back to Vernon Yes - otherwise No. 	

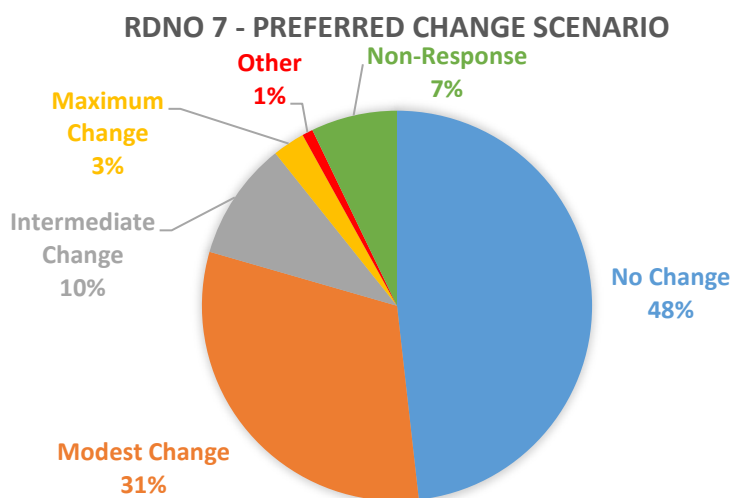


RDNO 7 Results – If connected to the proposed sewer system, there would be an increased potential for more development in your neighbourhood. By selecting from the options below, please described what level of development you support for your neighbourhood:

No Change	54
Modest Change	35
Intermediate Change	11
Maximum Change	3
Other	1
Non-Response	8

Comments:

- I support the sewage hook up but not at the cost of orchard land being replaced with residential homes



RDNO 7 - General Comments

- We purchased our rural property to get away from high density neighborhoods and don't want to see orchards and large lots ruined by cramming more homes in.
- I support the sewer proposal but do not support orchard land being changed to development land. That was part of the reason we bought here, the view and privacy.
- If I want to live in a beehive of townhouses and subdivisions, I will move to the lower mainland. Do not change the rural life!!
- Allow secondary suites on ALR over 1 acre. No townhouses or condominium development on L&A Rd.
- I am strongly opposed to having sewer connected and any change to the zoning rules within my area
- 34000\$ plus tax and inflation over 20 years, or a new septic system when the time comes, that is a pretty easy decision to make. Also we already pay taxes for sewer infrastructure in the city of Vernon, why would costs not be split across the entire area instead of just electoral areas?. Not to mention pay taxes on garbage disposal yet have to pay a private company on top for pickup.
- Why would I pay \$1700 a year for sewer, when I do not pay that for our septic system in ten years? Who is going to give us this extra money to pay for something most do not need?

- If the cost of the sewer service was approximately \$1,700 per year, for the next 20 years, that would be \$34,000 dollars. For \$10,000 I can put in a new septic system now that would last me 40 years. Makes no sense.
- This is a cost that most single home owners would find difficult. this does not include hook-up fee is my understanding. The cost is based on 2 yrs ago so what would be the cost when implemented?
- We like things just as they are. Sewers pave the way to more development which we don't want. We are a little worried about a smell from the sewage treatment plant. We are not crazy about having our yearly taxes increased by \$1700 when we are on a fixed income.
- Q, (4) could be better answered if I understand what new developments near me could look like in terms of impacts to privacy (max height regs) & massing, setbacks from road, min/max size of building-to-lot size, limits on building proximity to lot line. Otherwise I support centralized processing of sewage to reduce impacts to Swan Lake.
- I am a senior on a fixed income which is not enough to live on now. Cannot afford any new expenses.
- \$1700 per household per year is very high, a rate of \$100.00/per month is more affordable. Possibly extend the time line to pay off the project. Will more dense neighbourhoods help to pay for this project sooner?
- We would like to see no changes in development in our area
- I think it would be great to have sewerage. I just paid \$60,000 to upgrade bad septic system - a failed field on top of 2nd failed field. I had no idea when I purchased place. I was hoping sewage would come through before I needed to upgrade. So now I will need to pay \$34,000 to be on sewage over 20 years after just paying \$60,000 in 2020. It is a dilemma
- No town or row housing!
- 1. We do not need more traffic on this already busy road. 2. I don't wish to pay an extra \$1,700 every year on top of my yearly property taxes. 3. I don't want to have to put an extra sump pump, as my basement bathroom is below road level, and I think I would have to do this. I am a senior living alone and I don't want the added expenses for the trouble of putting in a sump pump that this will bring.
- Not interested in the least with any changes to our neighborhood. Definitely NO to sewers. We have been here for 40 years, love it! Don't need any more added expenses.
- Believe you should be concentrating in areas where septic's are failing as many roads (residential) in BX had this problem
- many of the septic systems in our area (RND07) are very old and would expect to see increasing failures in the near future. Apart from the cost of replacing septic systems, they are bad for the environment and given our proximity to swan lake and surrounding wetlands I strongly feel septic fields should be phased out. We fully support connection to the North Okanagan waste water recovery system, sooner the better! Thanks for considering us and for the survey.
- Hello, We have lived in the same house for 29 years. The septic tanks work perfectly. I would like to see our tax dollars go towards paving our roads. Some have not been paved in the North BX for 35-40 years. L & A Rd needs to be completed & the rest of Rimer Rd with paved bike lanes. I'm not prepared to pay extra taxes for a updated waste management system, if you won't even take (care) of the infrastructure that is already in place.
- We certainly understand the need for change and for progress however there are several reasons why we are not interested in connecting to sewer. We are a retired couple who probably won't be in this house 10 years from now. It would be unfair for us to start to pay for something we may never see materialize during our time. Secondly sewer would benefit the district more than

the homeowner allowing for a bigger tax base. So in our opinion we should not have to pay \$34,000 for something that we don't need. We would have no problem hooking up to the system and paying the \$1000's of dollars to do that, which you neglected to include in your survey, that additional cost. We are not opposed to secondary suites or carriage suites now. In these days when everything is so expensive we could all use extra income. But sadly it seems all we do is pay more and maybe being are struggling.

- Perhaps we should have been made are of how much the average property in the Vernon area is assessed for sewer costs. You are asking \$142/per month!
- When the sewer line goes past my house. I will connect then
- We support a sanitary wastewater collection & treatment system with a at cost fee for initial connection with usage fees based on a REASONABLE percentage of the metered water usage rate per 20% as not all water consumed
- it would be outrageous to charge \$1,700 a year over 20 years. over that span that's \$34,000 from each house paying more property tax. Living in Vernon is already expensive enough and water prices are ridiculous., now you want to double our property tax and rob us of \$34,000 that we could use for our own use... on top of our property taxes that are \$1900 already! we will not be hooking up to the sewer or paying into it. Our septic works just fine. No need to fix something that aint broke.
- It seems this whole project is solely based on how much money people can make on their property and has nothing to do with pollution in Swan Lake or any other health considerations regarding septic systems. Septic systems that most people have work great. If anyone is concerned about Swan Lake they ought to consider the thousands of gallons of pesticides and herbicides and the worst 'Round Up', that are sprayed in the orchards on unwanted weeds, grass etc, and even directly into streams to kill weeds at the waterline. If it's all about property development and making money, then say it, don't skirt around it.
- Just curious about the 20 years of payments . If this is added to property tax and if you sell within the 20 years I assume the new home owner is responsible for the balance? Also in Node 7 which I am in is it voluntary per residence to connect or if there is 50% for it then we all have to do it ?
- It is a shame that the foothills area of the Grey Canal now looks like Middleton Mtn. Would like to remain rural.
- Please stop thinking that we want to change. WE do NOT!!! We didn't want it last time you asked, we don't now and we won't want it next time you ask. If you lived in the BX, you would understand why we want no part of this. Thank you.
- We recently went through a masterplan review and my understanding was that there was an overwhelming support to maintain the rural feel of the RDNO 7 area. If allowing sewer service to our 40-50 year old residences mean that we will suddenly/over time see an erosion of our "rural feel" community I am not in favor. What I do wish to see if sewer service to ensure our ageing septic systems do not damage our environment.
- The development occurring in the BX area is already causing difficulties and challenges for us as farmers in the ALR - Residential developments do not mix well with ALR (orchard-farm) areas. We are experiencing complains from new residents regarding spraying, noise, smell, etc. We would welcome connection to a sanitary sewer system, but then not have to face further encroachments near our farmland.
- No changes please
- I live on Rimer Road. Joins L & A Rd to the East. Map does not show that. Map shows that where I live no plant or wastewater treatment will be provided in this area. Therefore, I cannot agree to

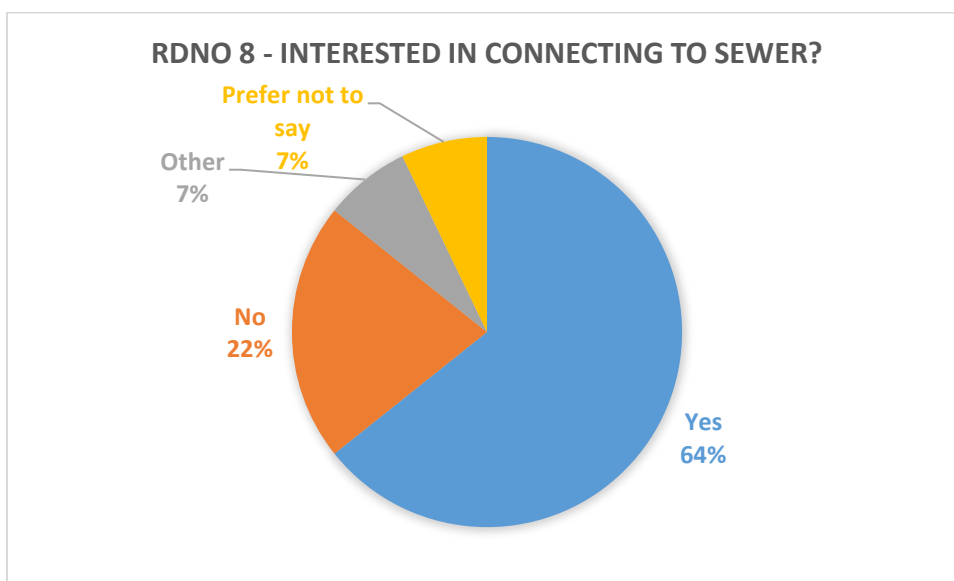
this plan of \$1700/yr. Will the O.K. Indian Band be billed for the same cost as other RDNO districts?

- NO SEWER keep septic system
- We would NOT be in favor of this ridiculous proposal
- We moved up here for a reason, to get away from city but close enough to all amenities
- I'm currently away and rent out my place, but if I do then I would probably hook up to sewer and build new house etc.

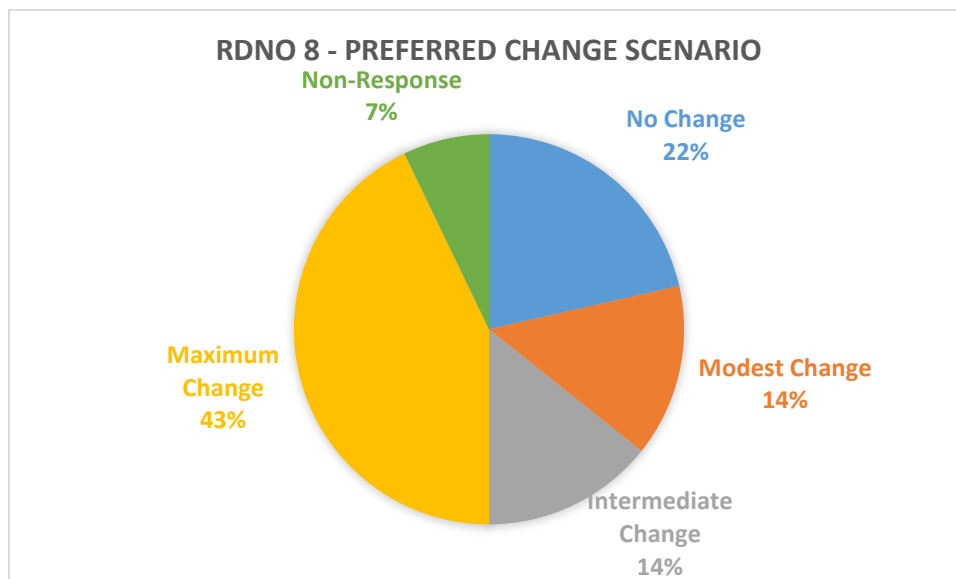
Survey Results Summary
RDNO 8 – South Portion of the Swan Lake Mixed Use Area

RDNO 8 Responses	
Total Properties in Node	18
Total Responses Received	14

RDNO 8 Results – If the cost of sewer service was approximately \$1700 per year for the next 20 years, would you be willing to connect this property to the proposed new sewer system?	
Yes	9
No	3
Other	1
Prefer Not to Say	1
Comments:	<ul style="list-style-type: none"> Maybe



RDNO 8 Results – If connected to the proposed sewer system, there would be an increased potential for more development in your neighbourhood. By selecting from the options below, please described what level of development you support for your neighbourhood:	
No Change	3
Modest Change	2
Intermediate Change	2
Maximum Change	6
Non-Response	1

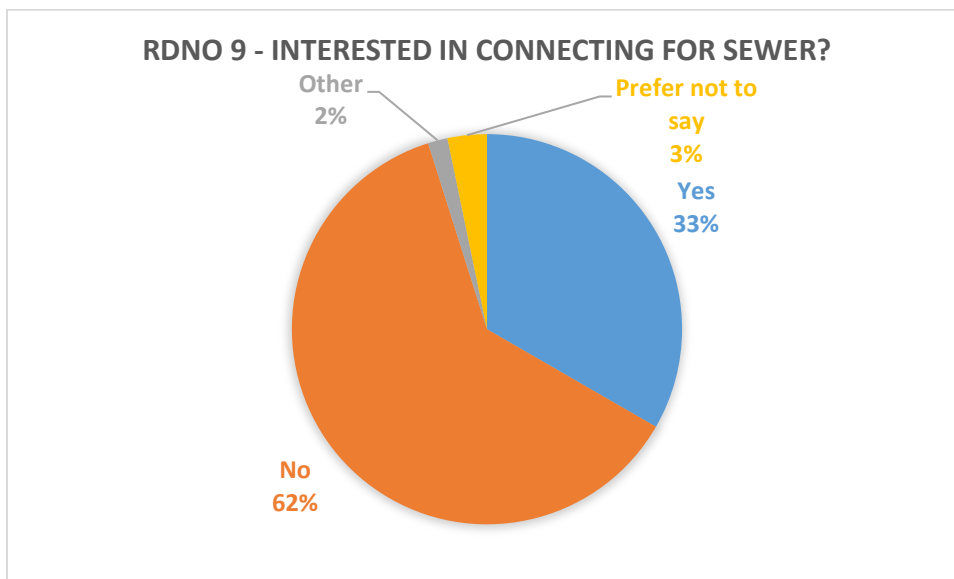


RDNO 8 - General Comments
<ul style="list-style-type: none"> • Clarification of our choice of 'Modest Change': connect to sewer system, but keep residential density at current level in 'node' 8. • When is it going to happen? • Leave things as they are. • \$1700 is high! Is \$1700 on top of a tax increase for the service? • Vernon area needs affordable housing: that means multifamily and senior development close to the north end shopping and services.

Survey Results Summary
RDNO 9 – N’Kwala Park Residential Neighbourhood

RDNO 9 Survey Responses	
Total Properties in Node	226
Total Responses Received	121

RDNO 9 Results – If the cost of sewer service was approximately \$1700 per year for the next 20 years, would you be willing to connect this property to the proposed new sewer system?	
Yes	41
No	76
Other	2
Prefer Not to Say	4
Comments: <ul style="list-style-type: none"> Has to be no higher than \$1,500/year for yes Not now but maybe in the future (5 yrs) 	

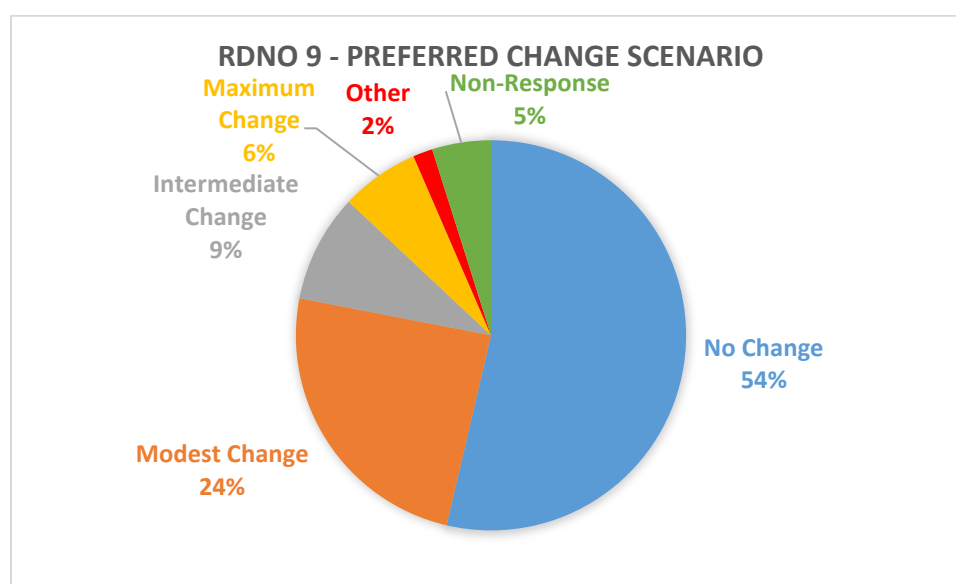


RDNO 9 Results – If connected to the proposed sewer system, there would be an increased potential for more development in your neighbourhood. By selecting from the options below, please described what level of development you support for your neighbourhood:

No Change	66
Modest Change	30
Intermediate Change	11
Maximum Change	8
Other	2
Non-Response	6

Comments:

- Connection to sewer system but lot size of 1000 m² minimum
- No sewer but allow suites



RDNO 9 - General Comments

- This area has close proximity to the increasing number of services at the North end of Vernon. Rather than urban sprawl, increased density can provide more housing on a smaller footprint.
- Vernon needs to provide more affordable housing units that are close to shopping etc. at the north end of town. Younger families should have access to housing and cannot afford single family residences.
- My septic system works very well, I see no need to connect to a sewer system.
- To keep the rural ambiance of our subdivision, lot size of future development should be a minimum 0.1ha and single family.
- I believe the costs will be way to high because you have not said whether we will need coppers and pumps to get sewage to main line which would be well over \$10,000.00,i think this would turn in a mess the same as Okanagan Landing when they voted to go into the city of Vernon, lots of failed promises. What the RDNO, Spall, Indian Band want is sewage for there Industrial parks and want us to help pay for it. I'm 100 meters from the City sewer line makes more sense to hook up to there line than build a whole new treatment plant. I would rather take my chance with the city than agree to this. Wait until covid is over to have a real open house instead of a ZOOM meeting, what's the rush or our you scared to meet tax payers face to face?

- Our septic system works great and it doesn't cost us much at all. I don't want to have to pay more per year. I also love living here because it isn't densely populated and it feels rural. I don't want that to change.
- We have a piece of paradise where we live. It is close to amenities but nice and quiet. The views are spectacular and everything about our neighborhood is exactly why we bought here. We do not support and additional infill other than what is currently allowed. Multi-family homes would take away from the characteristics of the neighbourhood.
- No subdivision on R1 lots, maintain rural feel of the area, would like sewer hookup and the potential for garden suite or secondary suite ONLY.
- The associated tax burden and hookup costs for the proposed changes, in addition to pressures associated with the ongoing pandemic, would be financially ruinous for us. Even without the additional financial burden of the tax increase and the hookup, this is perhaps the most inappropriate time possible to suggest such changes. At least wait for the dust to settle on the pandemic.
- We are strongly opposed to any residential development of N'kwala Park. We want it to remain greenspace for the residents.
- Cost of the sewer system @ \$1700/yr is not an affordable increase. Not sure where we would find an extra \$145/mon just to flush the toilet. Having a septic system costs next to nothing per month, and is a much easier cost to absorb. Good luck with the proposal - I would rather see my \$34 000 you want, go toward retrofitting my house so I can recycle my own grey water to irrigate my property. RDNO water costs are ridiculous too.
- I do not want to be connected to any sewage system!!
- About freakin time!
- I have live in this home 32 years. No change for me. Not willing to hook up sewer.
- Currently do not see the cost worth the change. Would rather keep sewer/septic as is.
- I would support high density housing on some of the large properties surrounding Butcher Boys. Perhaps that could offset much of the cost that existing homeowners may be facing in my neighbourhood to gain access to a basic and long overdue service (sewer). This also fits a model we should be moving towards to relieve pressure on renters and first time buyers.
- \$1,00X20 yrs = \$34,000 seems really excessive. We already find our neighborhood is getting busier each year and we are on a no through road
- Prefer if no sewer comes to area. More control over who own septic system & less government involvement w/ property = better.
- I would be interested in hook up at time of construction
- We are both pensioners so are on a very low monthly income and the amount quoted on top of our taxes are way too much for us to manage. We would be forced to sell as we already live cheque to cheque most months
- \$1,500/yr is plenty for seniors and that should include garbage and recycling waste. We have the highest water rates in BC - this must be rectified and must protect our water from logging operations
- This is a large lot for development. Would hook up at the time of land development, not instantly.
- The options for garden suites & secondary suites is highly supported in our opinion, from many standpoints. We Support connecting to sewage service.
- Septic math. About \$500 for septic cleanout once per year for a family = 68 years to equal the \$34,000 that you quote
- We do support going onto a city sewer system but we do not feel the expense you are attaching to it is reasonable. If a developer is building in the area we feel a large chunk of that cost should

be charged to them, then we are offered the option to take advantage of joining. Plus what are the costs to us hooking our house up to it (ie) running the pipes etc?

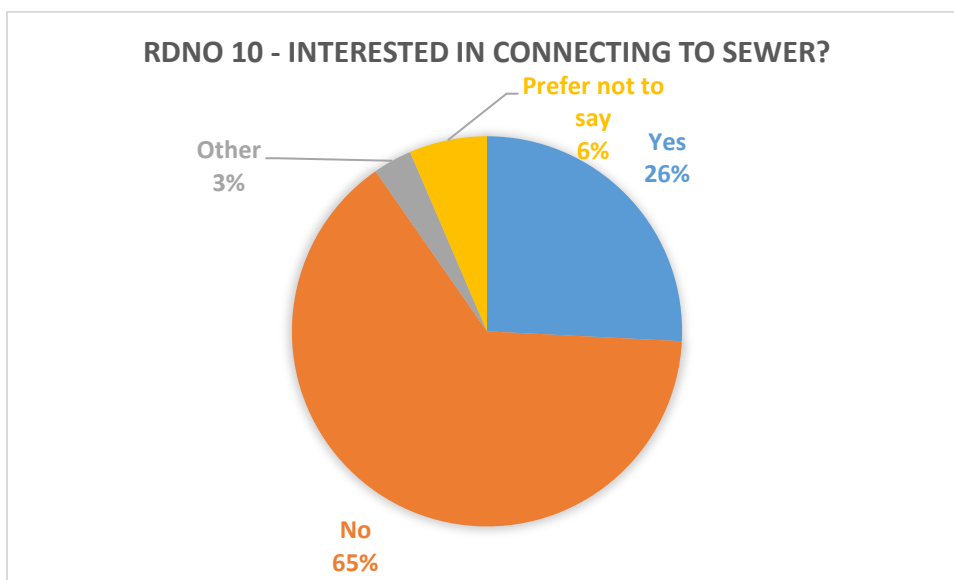
- The annual fees are way too high. Not only would we be paying these fees, but we would also need to pay to change our septic system over to the community system and run pipes through the neighborhood. I also do not support increased infill. There is a reason we don't live in the city. We don't pay for them and it keeps everything affordable. Once you increase density, the demand on these things increases and we are no longer left with our beautiful quiet neighborhood.
- Do not want more bldgs on smaller lots in area. It's why we moved to this area. Definitely NOT multi family
- We are very satisfied with our current situation!
- Please - no change we chose to live in the neighborhood we do because of the rural nature
- This area is special and perfect and we would not support development or sewer. We like our piece of paradise just the way it is.
- Some of my thoughts... 1) That \$1,700 is it on top of property taxes? 2) If I sold my house after 5 years, would I be responsible for the remaining 15 years or would that go to the new home owner if the latter, I think it would devalue home price. 3) I think the N'Kwala park residential neighborhood would benefit more by hooking up to the city sewer line that runs down silverstar rd from the foothills. 4) I know for a fact that there is a sewer line that ends on the corner of MacDonald & Alain (southwest corner)
- Would consider option C. We would like to know OUR exact cost. We installed new septic system 3 years ago, cost us \$20,000.00
- Being born on farm in alberta and loving the rural setting all my life my aim is to be living in a non city setting even though the city is surrounding us! If I am suppose to change then all my conditions must be met before I am swayed to change. I love the night darkness where I can see the many star formations and see falling stars, meteors etc. I also like the peace and quiet of our community!! The lots are big and people can live without seeing what the neighbor is doing so much!! Space is the name of the game!! I am happy with our sewer system as I have it now on our property! - Septic is the way to go!!
- The majority of homes in area 9 are SFD's on smaller lots. I doubt they will have much interest in paying higher annual fees when they have a functioning septic system. The development and connection to sewer should be viewed as environmentally necessary, not do you want it... As commercial services continue to grow at the North end of Vernon. It is common sense to increase density and reduce urban sprawl. Even more so as housing costs become out of reach for so many.
- Only allow single storey detached suites on large lots 1 acre or more.
- We chose to live in the north BX because we did not wish to be part of Vernon. We want rural areas to remain rural areas
- there are, according to your information no vacant or under-developed lots in the N'Kwala neighborhood. if there are new lots that would be developed i assume it would have to be in N'Kwala Park, or the
- I prefer keeping N'Kwala Park as a park. it appears to be zoned R1. I am against any development that would make us lose the park!
- We are in favor of Wastewater Recovery System in principle, but the cost just seems onerous at this time. We certainly look forward to more details and to a more precise financial plan.
- Not in favor of higher density.
- Please no change

- We recently purchased our home because of the current zoning: There is a low population density; it is outside the city; the lots are big. We would not have moved here if we knew it was to be rezoned. We refuse to pay to connect to the sewer service when our current septic system is adequate.
- We chose to live in RURAL area, we don't want high density housing, condos, etc. We like living near the orchards and prefer to keep it this way. ORCHARDS over housing development! New developers don't need home owners to pay for the services they need/want!
- What would eta of sewer look like? Why is cost so high, what would allow B&Bs?
- On the fence about connecting to sewer. Eventually we see the value but it's an added expense in a hugely inflated time period. It is hard to justify an extra expense, but long-term we see the value of connecting to sewer. We love that our neighbourhood feels close to town but not crowded, so the idea of row, townhouses or even a "foothills" vibe is a huge turnoff, for us personally. We are fairly real estate savvy so can see the opportunity from that perspective and support subdivision to some degree but it seems with the current market, a lot of that won't even be feasible financially, suites however would be considered a huge plus as they allow young families and first time homebuyers to acquire a single family dwelling despite rising costs. Pro-suite not pro-townhouse.
- Septic systems are far more economical than sewer. Would prefer to keep ours as is particularly since our whole system was swapped out in 2017.

Survey Results Summary
RDNO 10 – McClure Road Residential Neighbourhood

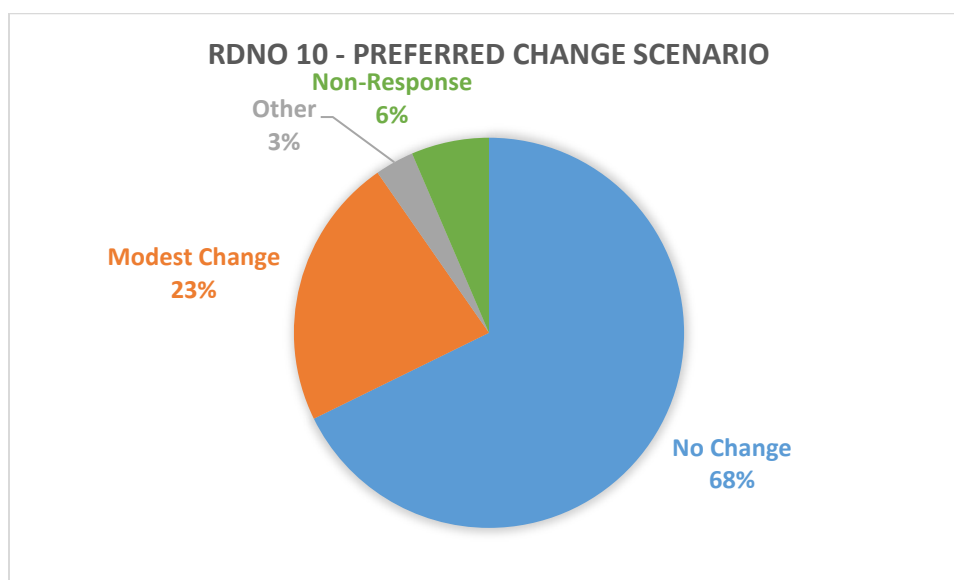
RDNO 10 Survey Responses	
Total Properties in Node	61
Total Responses Received	31

RDNO 10 Results – If the cost of sewer service was approximately \$1700 per year for the next 20 years, would you be willing to connect this property to the proposed new sewer system?	
Yes	8
No	20
Other	1
Prefer Not to Say	2



RDNO 10 Results – If connected to the proposed sewer system, there would be an increased potential for more development in your neighbourhood. By selecting from the options below, please described what level of development you support for your neighbourhood:

No Change	21
Modest Change	7
Intermediate Change	1
Maximum Change	2
Comments:	
<ul style="list-style-type: none"> Sewer System Only. I do not support subdivision of land. 	



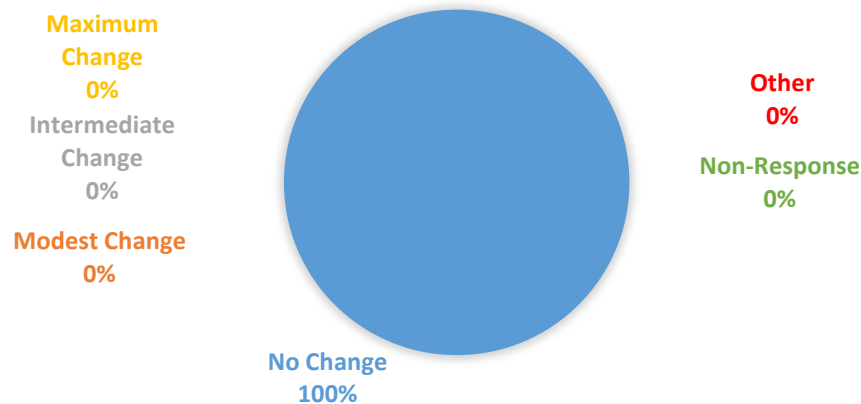
General Comments

- 1700 per year seems high. Is there a chance it could be lower? How many year plan is the groups to be completed. And would it go in numerical order? Because were last haha.
- I support the Sewer System Only. I do not support subdivision of land.
- Do not need this additional cost.
- No, thank you. It's too costly. We can't afford it. We don't have to develop our property and who knows we might move somewhere else.
- I am happy what I have. I do not need anymore debt.
- The extra cost is not affordable. Forget the hookup cost. The taxes alone would force us to sell.
- I like it the way it is. No crowding please. The houses are perfect as is. We do not need to be pushed together with no room.

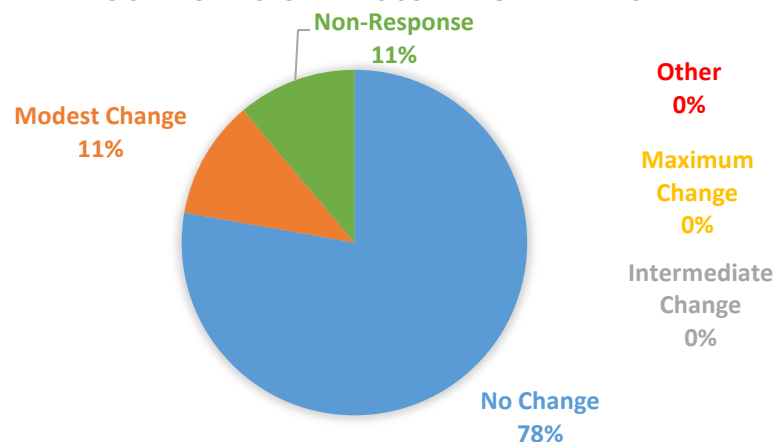
Survey Results Summary
Infill Preferences Among Those Who Indicated "No" in Response Regarding Their Interest In Sewer

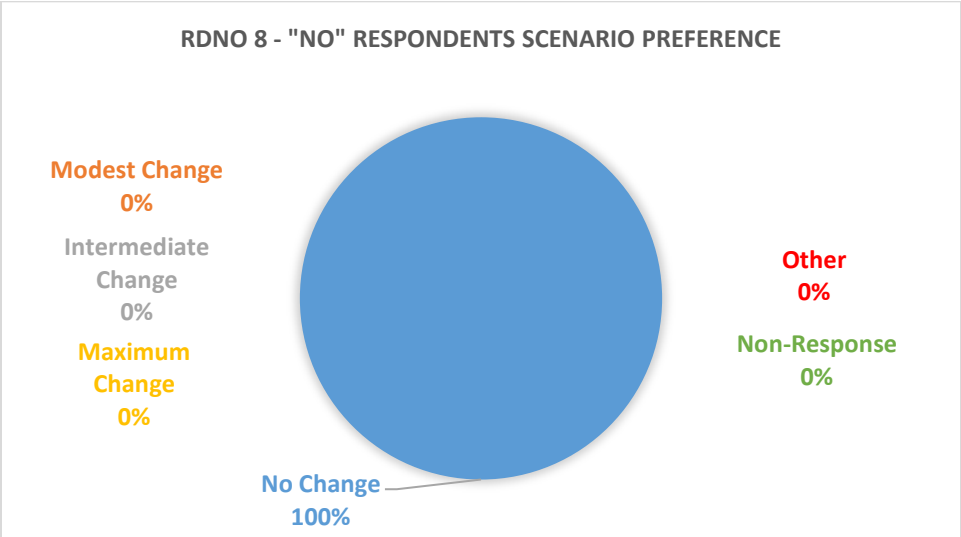
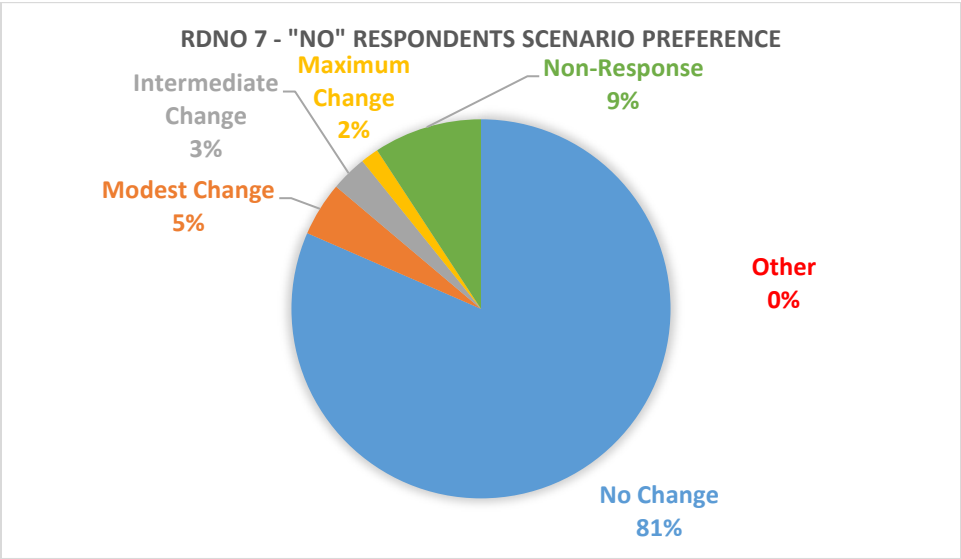
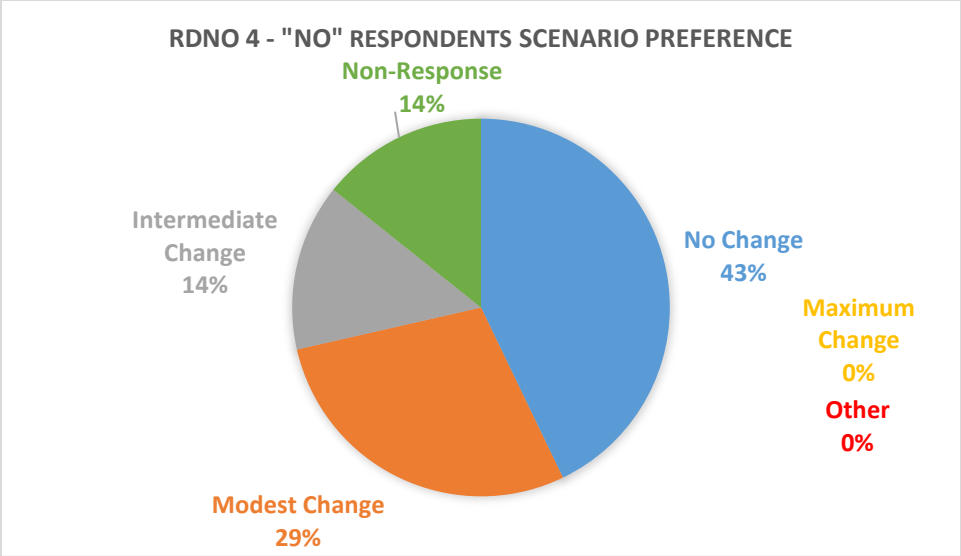
Infill Scenario Preferences Among Those Who Responded "No" to Sewer							
	Total "No" Responses	No Change	Modest Change	Intermediate Change	Maximum Change	Other	Non-Response
RDNO 2	3	3	0	0	0	0	0
RDNO 3	27	21	3	0	0	0	3
RDNO 4	7	3	2	1	0	0	1
RDNO 7	65	53	3	2	1	0	6
RDNO 8	3	3	0	0	0	0	0
RDNO 9	76	64	7	0	0	1	4
RDNO 10	20	18	1	0	0	0	1
Total	201	165	16	3	1	1	15

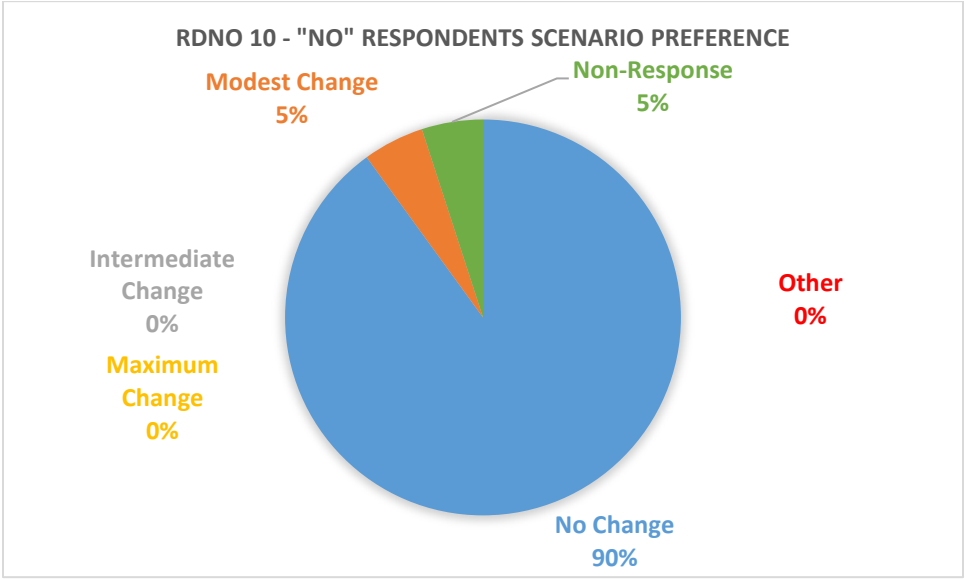
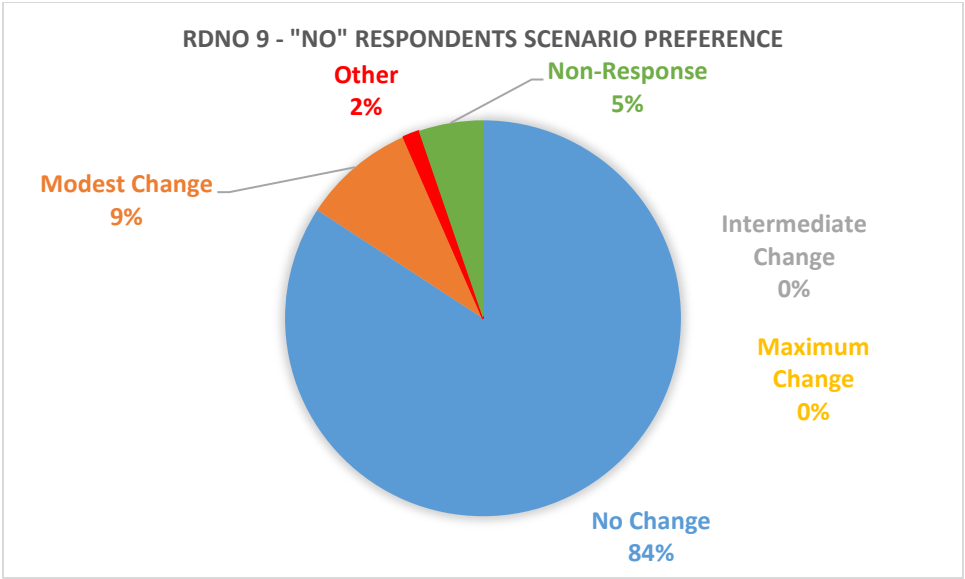
RDNO 2 - "NO" RESPONDENTS SCENARIO PREFERENCE



RDNO 3 - "NO" RESPONDENTS SCENARIO PREFERENCE





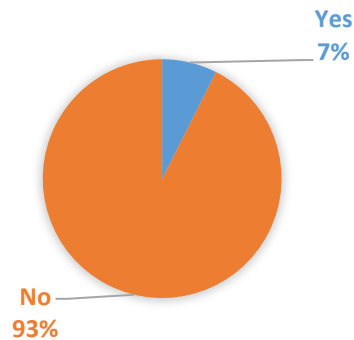


	Infill Preferences Among Those Who Responded "No" to Connecting to Sewer												
	Total "No" Responses	Subdivision (560 m2 min.)		Sec. Suites in Residential Zones		Sec. Suites in Rural Zones		One Storey Carriage Houses		Subdivision (less than 560 m2)		Multi-Family Housing	
		Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
RDNO 2	3	0	3	0	3	0	3	0	3	0	3	0	3
RDNO 3	27	0	27	2	25	1	26	3	24	1	26	0	27
RDNO 4	7	2	5	1	6	1	6	2	5	0	7	1	6
RDNO 7	65	1	64	4	61	0	65	0	65	1	64	0	65
RDNO 8	3	0	3	0	3	0	3	0	3	0	3	0	3
RDNO 9	76	3	73	6	70	4	72	4	72	0	76	0	76
RDNO 10	20	0	20	2	18	1	19	1	19	0	20	0	20
TOTAL	201	6	195	15	186	7	194	10	191	2	199	1	200

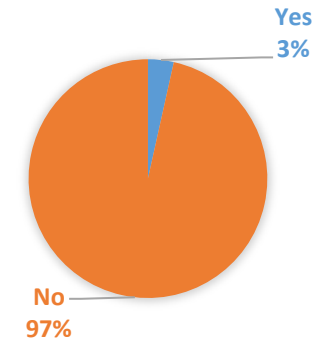
"NO" RESPONDENTS INTEREST IN
SUBDIVISION (560 M2 MIN.)



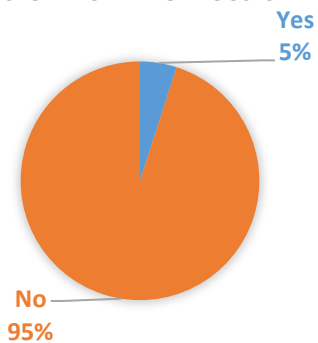
"NO" RESPONDENTS INTEREST IN
SECONDARY SUITES IN RESIDENTIAL ZONES



"NO" RESPONDENTS INTEREST IN
SECONDARY SUITES IN RURAL ZONES



"NO" RESPONDENTS INTEREST IN ONE
STOREY CARRIAGE HOUSES



"NO" RESPONDENTS INTEREST IN
SUBDIVISION (LESS THAN 560 M2)



"NO" RESPONDENTS INTEREST IN MULTI-
FAMILY HOUSING

