



REGIONAL DISTRICT OF NORTH OKANAGAN

BOARD POLICY NO: BPOL-004

Greater Vernon Water Service Area Expansion Policy	
Approval Date:	April 20, 2022
Amendment Date(s):	

PURPOSE

To provide guidelines for clear and consistent policy direction to be applied to development applications, that wish to connect to Greater Vernon Water (GVW) that are outside the GVW service area boundary. This policy only applies to lands within the GVW service participant's boundaries and includes annexations of lands that were not originally in the GVW service area boundary.

POLICY STATEMENT

Developments that are not within the Greater Vernon Water Local Area Service Boundary (GVW-LASB) but are within a GVW service participants boundary as of the adoption of this policy and wish to connect to GVW are required to fulfill all the conditions within this policy and follow the procedures below for the application process.

This policy does not apply to properties:

- outside of the GVW participant's service area boundary,
- that are not immediately adjacent to the GVW-LASB,
- that cannot be easily serviced, or
- that would impose an operational or financial burden to current GVW customers.

Lands that apply must meet these conditions:

- must be within the growth or future growth areas of the Regional District of North Okanagan (RDNO) Regional Growth Strategy or provide residential, industrial, commercial or institutional connections,
- must be within a pressure zone with distribution and reservoir capacity that are serviced by an enclosed reservoir,
- all costs to upgrade to connect to the GVW system, including GVW fees and costs set by bylaw (i.e. Development Cost Charges, metering and backflow costs, administration fees, etc.) and any off-sites works, are to be borne by the developer of the expansion,
- all planned public infrastructure must meet all GVW bylaws and standards,
- for developments that propose to use existing infrastructure to facilitate a connection and that will become part of the GVW system, conditions within Board Policy No. ENG-WTR-002 Utilities Acquisition must be met,

- the representatives of the expansion area agree that if connection of the area requires extraordinary operating and/or capital replacement costs, specified area water rates will be set by the Board,
- any expansion must be linked to proposed land use through legal covenants on title. Land use changes must be approved by the Board,
- all expansion area water licences are to be transferred to the RDNO,
- service expansion requests will only be accepted for Domestic use (residential, commercial, industrial and institutional), and
- the expansion area will pay a contribution to join the GVW system based on 50% of the land lift, as valued by an independent professional appraiser (AAI). The RDNO will organize the appraisal; however, the cost of the appraisal will be a cost to the applicant.

PROCEDURES

1. Preapproval by the Board of Directors (Board)

Applicants must submit a letter requesting a connection to GVW with a preliminary outline of the proposed connection and an engineering conceptual design with costs. This informal application will accompany a staff report to the Board to provide direction for staff to accept and review application materials. Note, staff may or may not support the application depending on the application.

This step does not provide a formal approval for the connection or the development application but provides direction to staff to undertake a review of the application.

2. Formal Application

If the Board provides an approval to proceed, the applicant must pay the Development Variance Permit (DVP) fee to vary *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013*. The DVP will be to extend the GVW boundary. Applications to vary other aspects of GVW bylaws and standards will not be accepted.

To proceed, a detailed engineering servicing report must be submitted to staff for review and approval. Any existing infrastructure that is proposed to be accepted by GVW to support the connection must meet the conditions of Board Policy No. ENG-WTR-002 Utilities Acquisition.

The engineering report will also include the contribution of the expansion area to join the GVW system based on 50% of land lift, as valued by an independent professional appraiser (AAI). The applicant will be responsible for the cost of the appraisal.

3. Reporting Requirements

The engineering report will accompany a staff report to the Board that will also include an evaluation of the application that will include:

- review of engineering servicing report and preliminary design,
- review of GVW infrastructure and capacity with respect to supporting the expansion area,
- review of whether providing capacity to the expansion area will hinder development potential within other areas of GVW, and
- a cost benefit analysis based on infrastructure lifecycle costs to ensure the applying area and resultant infrastructure requirements has a net financial benefit to GVW. In cases where a net benefit is not seen, an alternative benefit must be provided to justify the connection (i.e. reservoir that would benefit other GVW customers, access to other GVW customers, water quality improvements, etc.) and/or the calculation of an appropriate area based water fee that will cover extraordinary operating and/or capital replacement costs.

4. Local Area Service and Boundary Expansion

If the Board supports connection and servicing of the expansion area based on the applicant's proposal, the applicant must pay the GVW local service area administration fee to proceed with the boundary expansion.