



Agenda No: 9.3
Mtg Date: 07/03/26

Regional Board Report

TO: Regional Board
FROM: Engineering Committee (March 20, 2007 meeting;)
DATE: March 21, 2007
SUBJECT: Upper Fintry and Valley of the Sun - Water

RECOMMENDATION

THAT the Regional Board authorizes the Engineering Department to retain a consultant to conduct a study on the feasibility of providing water to the Upper Fintry, Valley of the Sun, and Fintry Delta subdivisions;

AND FURTHER THAT a public consultation process be developed to work with area residents to determine preferred options and the level of support for the establishment of a community water system;

AND FURTHER THAT the Engineering Department apply for grants to offset some or all of the cost of the study;

AND FURTHER THAT the cost of this study, estimated to be \$10,000, be paid for out of feasibility funds.

BACKGROUND

There are two significant subdivisions on the Westside of Okanagan Lake where there is no community water and residents are required to transport their daily water requirements. The Upper Fintry subdivision, with 201 parcels, is located west of the Fintry Delta above Westside Road. The Valley of the Sun subdivision, with 144 parcels, is located northwest of the Fintry Delta and is also above Westside Road. We have attached plans that indicate the location of both subdivisions in relation to the Fintry Delta.

The Engineering Department receives several phone calls each year from owners interested in the feasibility of the Regional District providing community water to these subdivisions and the associated costs. The Engineering Department feels it would be prudent to consider the overall area in any feasibility study rather than looking at each subdivision in isolation. We also feel that the Fintry Delta, with 114 parcels and which already has a private water utility, should be included in any study to determine the level of interest in this subdivision and to ensure efficiency in the provision of water service.

A preliminary review of the Upper Fintry, Valley of the Sun, and Fintry Delta subdivisions indicates that there are three available water sources, several available options for the

provision of water service, and some obstacles that may restrict the feasibility of some of the options. The available water sources are:

- Okanagan Lake;
- Short's Creek;
- one or more wells;
- a combination of the above.

Some available options are:

- develop two individual water utilities for Upper Fintry and Valley of the Sun and leave Fintry Delta as a private utility;
- develop one community water utility for Upper Fintry and Valley of the Sun and leave Fintry Delta as a private utility;
- develop one large community water utility that encompasses all three areas.

Some of the obstacles that may restrict the feasibility of some of the options are:

- the quality of the water in Short's Creek may result in significant treatment costs;
- the viability of a groundwater source through wells is unknown;
- there are significant elevation differences between the three areas;
- Short's Creek isolates Valley of the Sun from the other two areas;
- Valley of the Sun and Upper Fintry are located near the height of elevation that may result in additional pumping to obtain required pressures.

The Engineering Department has done a very preliminary cost estimate for the provision of water to the Upper Fintry subdivision. This estimate was prepared to give the Engineering Committee some magnitude as to the cost of constructing a community water system. Based on our review, the estimated cost to provide water will be somewhere in the neighbourhood of \$20,000 to \$25,000 per parcel. This estimate is based on an RDCO owned and operated water utility with full fire flows and storage as required pursuant to Bylaw 704. It does not include costs for treatment as those will depend on the source and quality of water available.

Though these costs are substantial, it is recognized the current lot prices are devalued due to the absence of water. It is anticipated that the cost of providing water will be more than offset by the immediate increase owners will realize in the value of their property.

It is recommended that:

- the Engineering Department retain a consultant to conduct a study on the feasibility of providing water to the Upper Fintry, Valley of the Sun, and Fintry Delta subdivision;
- a public consultation process be developed to work with area residents to determine preferred options and the level of support for the establishment of a community water system;
- the Engineering Department apply for grants to offset some or all of the cost of the study;
- the cost of this study, estimated to be \$10,000, be paid for out of feasibility funds.

