



Agenda No: 1.1

Mtg Date: Jan 15/09

Regional Board Report

TO: Regional Board
FROM: Delphine Maja, Senior Engineering Technologist
DATE: December 19, 2008
SUBJECT: Proposed Domestic Water Systems, Upper Fintry and Valley of the Sun
LOCATION: Fintry, B.C., Central Okanagan West Electoral Area

RECOMMENDATION:

THAT the Regional District of Central Okanagan proceed with the design and construction of a domestic water system for the Upper Fintry and Valley of the Sun communities once funding and final community support has been confirmed;

AND FURTHER THAT the Regional District of Central Okanagan submit an application to the Ministry of Community Development for the Towns for Tomorrow grant to help offset the cost to design and construction of the proposed Upper Fintry and Valley of the Sun domestic water system.

BACKGROUND:

Engineering staff based on the feasibility study prepared by Agua Consulting Ltd, wish to make application to the Ministry of Community Development for the *Towns for Tomorrow* funding assistance for the Upper Fintry and Valley of the Sun domestic water project. Applications for this funding must be received no later than January 16th 2009.

One of the three mandatory requirements to make application for the funding assistance is the submission of a Regional Board resolution authorizing the project to proceed.

As further background, at its regular board meeting of November 24, 2008 the Regional Board adopted the following resolution.

#282/08

THAT the Regional Board direct the Development & Environmental Services to create a plan and a schedule to follow in order to continue with the project of providing water service to the Upper Fintry and Valley of the Sun communities;

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 Development & Environmental Services continue to investigate possible water sources to service the proposed community water system.

Local residents from the communities of Upper Fintry and Valley of the Sun have shown interest in the provision of a domestic water system. A project committee has been formed and they intend to petition the Regional Board for the service within the early months of 2009.

Respectfully submitted,



Dan Plamondon,
Manager of Development & Environmental Services

Attached

PLEASE READ THE PROGRAM GUIDE before completing this Application Form. It is important for applicants to review the Program Guide for information pertaining to eligibility, selection criteria and supporting documentation.

The Application Form must be completed in full and submitted with a resolution from the council or board authorizing the project to proceed and detailed cost estimates. Applicants should be aware that information collected is subject to provincial freedom of information legislation. See the Program Guide for more details.

If you require further assistance, please contact:
Phone: (250) 387-4060 Fax: (250) 356-1873
Email: infra@gov.bc.ca

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A. Applicant Information

Legal Name of Applicant: Regional District of Central Okanagan	
Primary Contact Name: Delphine Maja	Title of Primary Contact: Sr Engineering Technologist
Phone Number: (250) 469-6262	Email Address: dmaja@cord.bc.ca

B. Project Information

Project Name: Northwest Side Water Supply Project - Water Well Construction	
1. a) Has this project been applied for under previous rounds of the program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b) If yes, please provide the project number and year the application was submitted. N/A	
2. Provide a brief project description outlining the problems this project will address and the objectives that will be achieved. The communities of 'Upper Fintry' and 'Valley of the Sun' were developed in the late 1960's or early 1970's when water supply for rural subdivisions was not a requirement. There are currently 359 lots within these two communities. Water wells have not proven out on most of the lots and, based on this, most of the homes currently 'truck-in' water which is then stored in cisterns. This poses a potential health problem. Additionally, the level of fire protection in the community is currently restricted by how much water or retardant the fire truck can carry to the site. Ultimately, once constructed, this project will serve two important functions: 1) fully potable water will be available to each lot. 2) adequate fire protection will be available to each homeowner. The initial works for this project, and for which this application is seeking a grant, is to determine locations for two groundwater wells and construct these wells to the point where the distribution system can be connected at a later date. Works will include: exploratory drilling, well construction, a pump house, pumps, electrical requirements, miscellaneous works within the pump house and engineering. If funding approval is received by mid March, the exploratory drilling and well construction can start almost immediately. Pump House engineering will proceed in parallel with drilling. Pump House construction will commence prior to the end of May 2009 with completion in the summer or early fall of 2009.	
3. Provide a description of the physical works that will be included in the project, including function, physical size and capacity. A water system will, ultimately, be constructed that will provide potable drinking water and fire protection to each of the properties. Please refer to the "Northwest Side Water Report" (September 2007), which was prepared by Agua Consulting Inc., for a thorough description of the overall proposed project. The initial work on the project will include: Geotechnical investigation and engineering, Hydrogeological engineering and groundwater source investigation, topographic survey, preliminary and detailed engineering for the wells and pump houses, preliminary design of the distribution system as well as construction of the two wells and pump houses. Additional infrastructure funding, under a separate program, may be applied for at a later date (prior to construction) to help with the design and construction costs of the water distribution system.	
4. What is the population that will be served by this project? The distribution system's costs will be spread out across all of the property owners (359 lots).	

C. Financial Details

5. How will the local share of capital costs be financed (DCCs, utility rates, etc.)? There will be an initial contribution of \$100,000 from the Regional District of Central Okanagan. The costs for the distribution system will be paid for by the property owners. The property owner's contributions towards the cost of the future distribution system could be offset by additional infrastructure grant money, possibly from the Building Canada Fund, prior to construction.

<p>6. Who is responsible for the ongoing operational costs of the project when complete?</p> <p>The Regional District of the Central Okanagan will own and maintain the wells and pump houses and, ultimately, the entire water system. Once the distribution system is in place, there will be user fees collected from property owners, on a monthly basis, in order to help pay for the ongoing operation and maintenance of the entire water system.</p>	
<p>7. If this project involves a partnership, provide the legal name of all partner organizations and describe how they are supporting this project.</p> <p>The two communities have elected a 'Resident's Water Advisory Committee' who are working towards attaining a water system for the communities. A letter in support of this application, from the 'Resident's Water Advisory Committee', is included with this application package.</p>	
<p>8.a) Will/has this project receive(d) funding from another local government, provincial agency, or the federal government? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>b) If yes, please list all sources and the amount of funding.</p> <p>No additional government funding is in place at this time. It is expected that additional grant funding, for the design and construction of the distribution system, may be requested at a later date (possibly through the Building Canada Fund).</p>	
9.a) Total eligible project cost*:	\$500,000
b) All contributions by another local government, provincial agency, or the federal government must be deducted* (-):	\$100,000
c) Total cost-sharable amount:	\$400,000
<p>* Detailed cost estimates should be attached. See Program Guide.</p>	

D. Project Benefits

<p>Innovation, Sustainability and Social, Cultural, Economic and Environmental Well-Being</p> <p>Where applicable, please use the following questions to demonstrate how the proposed project benefits the community. Projects will be assessed on how they meet one or more of these principles.</p>	
<p>10.a) Describe how the project is in line with sustainable planning, design, construction, and management (e.g. integrated resource management, smart growth, triple bottom line principles, etc.).</p> <p>This project (when fully constructed, including the distribution system) will encourage infill development on existing homesites. In addition to an increased density, in what is now a very sparsely populated community that is solely dependent on outside services, the process taken by the Regional District to establish this water system has included, and will continue with, an education program encouraging residents in water conservation, and empowering local decision making through a petition process to ensure full community support of the project. The entire community will benefit from this project, and the onerous task of trucking in and storing potable water, will be eliminated.</p>	
<p>b) Describe how the project encourages innovative approaches (e.g. a new technology or process, new construction methods, etc.).</p> <p>This project is proposed to be constructed using Interior Health's (IHA) new water quality standards. This project will utilize innovative technology to ensure that IHA's high water quality standards are met or exceeded.</p>	
<p>c) Describe the environmental benefits and contribution of the project (e.g. reduced resource consumption, reduction in greenhouse gas emissions, etc.).</p> <p>This project will, ultimately, provide for a larger population base which may encourage some minor commercial development. Some commercial development could reduce the need for residents to drive into Kelowna or West Kelowna for their 'basics', thus reducing gasoline consumption and greenhouse gas emissions. The water system will also provide some interface fire protection which could end up saving valuable homes and trees in the event of a small interface fire. One of the biggest contributions towards a reduction in greenhouse gas emissions will be the elimination of the need to truck water to the existing homes.</p>	
<p>d) Describe the health and social benefits of the project (e.g. advancing opportunities for physical activity, promoting inclusive and accessible communities, improved drinking water quality, etc.).</p> <p>The most significant health benefit will be the elimination of the need for people to drink water that has been trucked to their property and then stored in a cistern. There would be no easy way, at this time, for people to know if the water they are presently consuming actually meets minimum health standards for drinking water. A water system may also allow for the construction of a community building or recreational facility in one or</p>	

both of the communities. The ultimate water system alignment, where practical, could also function as a walking trail or mountain bike trail, linking the two communities and providing opportunities for increased activity.

e) Describe how the project improves economic growth and/or financial planning and capacity.

Due to a lack of potable water and adequate fire protection, many of the lots which were developed approximately 40 years ago have not been built-on. This project would stimulate the local economy by encouraging homes to be built on the existing lots and encouraging property owners to make this an area where they can live throughout the whole year.

f) Describe how the project recognizes the individual identity, history and culture of the community.

The consultation program employed by the Regional District for this project has galvanized the communities behind this cause. It is evident that all the property owners are in favour of achieving a community water system which meets current drinking water and fire protection standards.

g) Describe how this project will advance the long-term goals and vision of the community (e.g. being carbon neutral with respect to operations by 2012, creating a complete, compact, more energy efficient community, advancing the ActNow BC principle of being more physically active, building seniors-friendly and disability-friendly communities, etc.).

The project has fostered strong connections between residents and the Regional District, through public engagement processes and the formation of a "Resident's Water Advisory Committee". Two public meetings were held, one in 2007 and one in 2008, of which there was a very large turn-out. A 'show of hands' poll at each meeting indicated unanimous support for achieving a water system in these communities. There was frustration in fact, at the second public meeting, in that the project had not proceeded beyond the feasibility stage. Two of the accompanying documents are the presentations which were prepared by the RDCO and shown at the Public Meetings. The development of this project has encouraged local residents to become involved with their local government and has encouraged them to work towards a common goal.

h) Describe any additional benefits of the project.

Although the ultimate water system will not be able to put out a major forest fire, it will have the ability to protect homes, that currently interface with forested areas, from a small forest fire along the interface line. In terms of the property owner's contribution towards the future costs of the distribution system, they will be offset, in a substantial way, by reduced fire insurance costs and because residents will not need to pay for water to be trucked into their homesites. In conclusion, it is our opinion that the right to have access to potable water should be something that all residents of BC are entitled to. It is our further opinion that a lack of proper fire protection in these communities poses a large life safety risk. This project will start the process towards making this community water system a reality for the residents of the Valley of the Sun and Upper Fintry.

Please email the completed Application Form and supporting documentation* to: infra@gov.bc.ca

Hardcopies of supporting documentation can be mailed to:

Ministry of Community Development
Infrastructure and Finance Division
PO Box 9838 Stn Prov Govt
Victoria BC V8W 9T1

To complete the application process you must sign and mail the Certification Form to the address above. Applications are not eligible for assessment until the Certification Form is received by the Ministry. The Certification Form can be downloaded from www.townsfortomorrow.gov.bc.ca

* Please see the Program Guide for a list of mandatory and optional supporting documentation.