

BMID Boundary Extension Application Referral Request

Regional District of Central Okanagan Board Meeting

April 14, 2022

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Referral Application

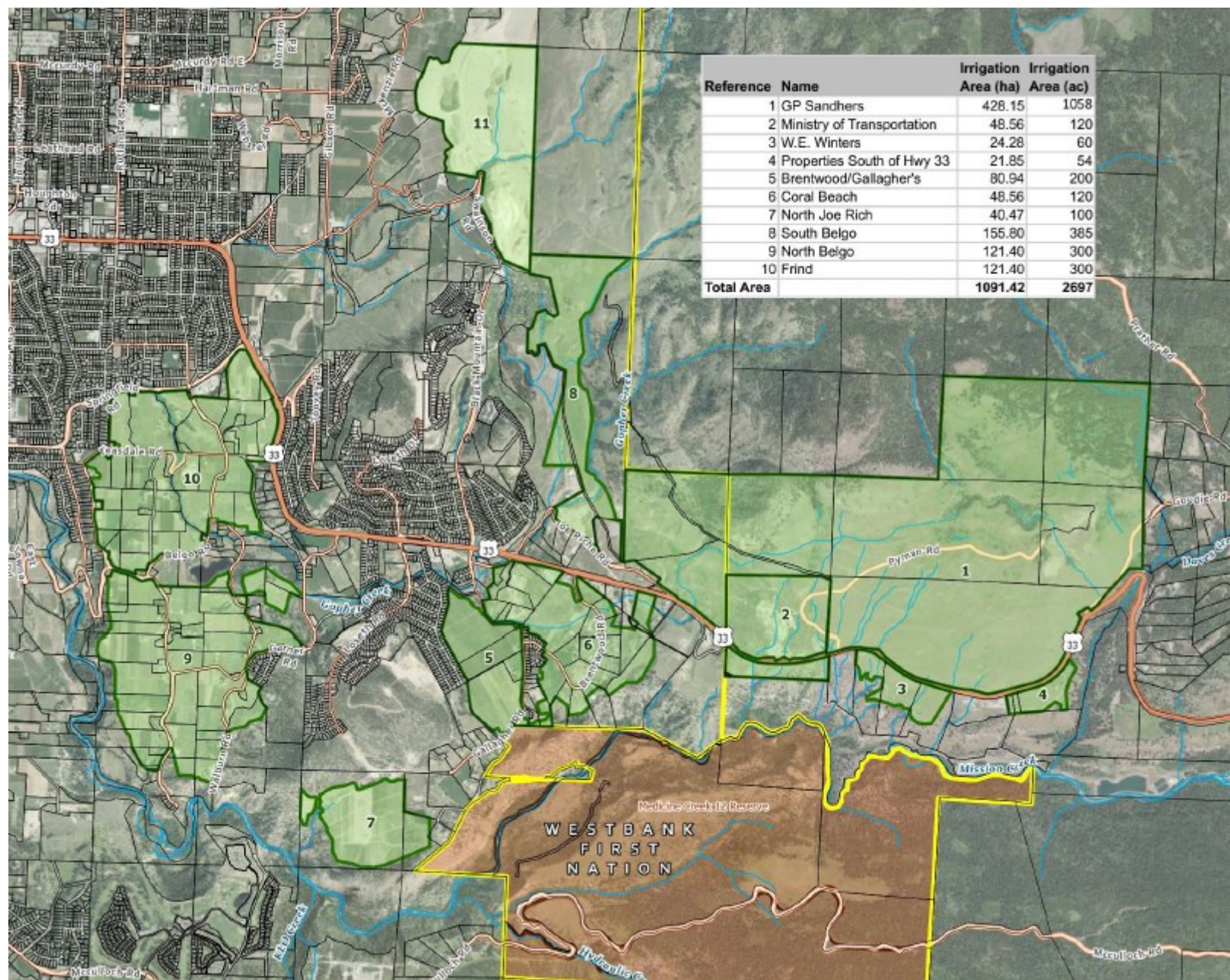
- BMID is seeking support for a boundary extension application to the Province
- Purpose is to provide water service inside the RDCO electoral area boundary
- Application requires a review by the local government



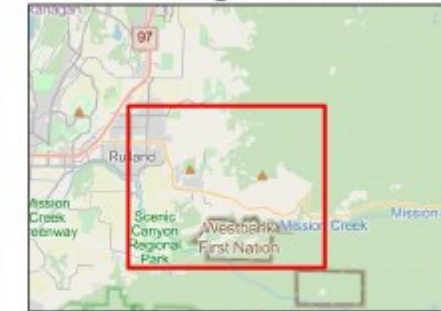
APPENDIX B - LAND INVENTORY SUMMARY

Table B-1 - Summary of 25 Parcels

I.D.	Address	Owner	Legal	PID No.	Area (Acres)	Add'l Area (Acres)	Arable Area (Acres)	City/ RDCO	Zoning	Non-Arable (acres)	Acres within BMID	Flow (L/s)	Storage (ML)
1	3050 Hwy 33 E	G.P. Sandher Holdings Ltd.	Lot 8, Plan KAP 92045, Twnshp 27	028-587-375	62.77	62.77	28.76	City	A-1	34.01	0.00	10.9	70.7
2	2460 Joe Rich Rd	G.P. Sandher Holdings Ltd.	Lot 9, Plan 1991, Twnshp 27	001-714-996	126.00	126.00	52.00	City	A-1	74.00	0	19.7	127.8
3	Joe Rich Road	G.P. Sandher Holdings Ltd.	Parcel 15, Plan KAP237A, Part 1, NW Section 17, Township 27	001-713-850	3.13	3.13	3.13	City	A-1	0.00	0	1.2	7.7
4	Highway 33 E	G.P. Sandher Holdings Ltd.	NE 1/4, of Sec 17, Twnshp 27	001-716-735	160.00	160.00	85.00	RDCO	LH	75	0	32.1	208.8
5	Highway 33 E	G.P. Sandher Holdings Ltd.	Parcel 14, Plan KAP237A, Part 1, NW Section 17, Township 27	001-713-841	4.17	4.17	4.17	RDCO	LH	0	0	1.6	10.2
6	Mission Creek	G.P. Sandher Holdings Ltd.	Section 16, Twnshp 27	001-714-325	320.00	320.00	250.00	RDCO	LH	70	0	94.5	614.3
7	Highway 33 E	G.P. Sandher Holdings Ltd.	SE 1/4, of Sec 21, Twnshp 27	001-715-178	160.88	160.88	127.00	RDCO	LH	33.88	0	48.0	312.0
8	Jack Pine Road	G.P. Sandher Holdings Ltd.	SW 1/4, of Sec 22, Twnshp 27	001-715-135	162.00	162.00	128.00	RDCO	LH	34	0	48.4	314.5
9	Highway 33 E	G.P. Sandher Holdings Ltd.	W 1/2, of Sec 15, Twnshp 27	001-713-957	155.00	155.00	105.00	RDCO	LH	50	0	39.7	258.0
10	4502 Pyman Road	G.P. Sandher Holdings Ltd.	Lot 2, Plan 22827, Twnshp 27	001-715-089	19.34	19.34	13.80	RDCO	LH	5.54	0	5.2	33.9
11	Joe Rich Road	G.P. Sandher Holdings Ltd.	Lot 2, Plan 22827, Twnshp 27	001-713-701	342.60	340.00	264.03	RDCO	LH	78.57	2.6	99.8	648.7
12	Highway 33 E	Ministry of Transportation	South E 1/4, of Sec 17, Twnshp 27	006-696-881	134.90	134.90	106.00	RDCO	LH	28.9	0	40.1	260.4
13	3205 Hwy 33 E	Douglas & Alfred Appel	Lot A Plan KAP20065	009-694-919	5.29	5.29	2.10	City	I-2	3.19	0	0.8	5.2
14	3215 Hwy 33 E	William (Budge) Winter	Lot 9, Plan KAP 32677, Twnshp 27	003-337-651	90.83	0.00	66.10	City	A-1	24.73	90.83	25.0	162.4
15	Highway 33 E	Unico Mech. Installations Ltd.	Lot 1, Plan KAP 32677, Twnshp 27	003-336-646	130.41	69.78	10.32	RDCO	LH	120.09	60.63	3.9	25.4
16	4115 Highway 33 E	Christian Obermeier	Lot 8, Plan KAP 32677, Twnshp 27	003-337-600	21.79	11.18	7.00	RDCO	LH	14.79	10.61	2.6	17.2
17	4243 Highway 33 E	Allan Wingenbach	Lot 7, Plan KAP 32677, Twnshp 27	003-337-537	30.59	11.93	10.90	RDCO	LH	19.69	18.66	4.1	26.8
18	Highway 33 E	Allan & Marie Wingenbach & Jennifer Matzelle	Lot 6, Plan KAP 32677, Twnshp 27	003-337-430	29.90	5.94	17.00	RDCO	LH	12.9	23.96	6.4	41.8
19	Highway 33 E	Allan Wingenbach	Lot 5, Plan KAP 32677, Twnshp 27	003-337-251	32.94	0.04	13.00	RDCO	LH	19.94	32.90	4.9	31.9
20	4631 Highway 33 E	McDonald Acres	Lot 2, Plan KAP 32677, Twnshp 27	003-336-824	18.59	0.00	9.00	RDCO	LH	9.59	18.59	3.4	22.1
21	Highway 33 E	B.Winter (S. of McDonalds Ac.)	Lot 4, Plan KAP 32677, Twnshp 27	003-337-103	34.72	0.00	6.70	RDCO	LH	28.02	34.72	2.5	16.5
22	Highway 33 E	B.Winter (W of Dave's Creek)	Lot 1, Plan KAP 32677, Twnshp 27	003-336-646	45.62	25.92	19.00	RDCO	LH	26.62	19.70	7.2	46.7
23	5055 Highway 33 E	Brian Stewart	Lot 3, Plan KAP 32677, Twnshp 27	003-336-948	45.88	0.00	10.00	RDCO	LH	35.88	45.88	3.8	24.6
24	Joe Riche Road	BMID - Hadden Reservoir site	Lot 9, Plan KAP 102128, Twnshp 27	013-582-402	26.30	0.00	1.00	RDCO	LH	25.3	26.30	0.4	2.5
25	5105 Hwy 33 E	BMID - WTP & Reservoir site	Parcel A, Plan 810213, Twnshp 27	013-582-640	121.25	106.63	1.00	RDCO	LH	120.25	14.62	0.4	2.5
NON-SHADED CELLS DENOTE THAT THE PARCEL IS COMPLETELY OUTSIDE BMID BOUNDARIES				TOTAL AREA	2284.89	1884.89	1340.00			944.89	400.00	506.52	3292.38
GRAY SHADING DENOTES LOTS PARTIALLY WITHIN BMID BOUNDARIES												0.378	L/s/acre
BLUE SHADING DENOTES LOTS PARTIALLY WITHIN BMID BOUNDARIES												2.457	ML/acre



**Figure 4.5
BMID Irrigation Areas**



Reference Map
Scale 1:250,000 (11" x 17")
0 4 8 12 16 km

Legend

- Streams
- Jurisdictional Boundary
- Service Areas
- First Nation Reserve
- Parcels

Scale 1:30,000 (11" x 17")
0 300 600 900 1,200 m

Date Published: 2021-08-06
Drawn By: DG
Projection: NAD 1983 UTM Zone 11N

Agriculture in the RDCO

The agricultural water service expansion proposal submitted by BMID has been considered with the following points summarizing the findings:

- Conforms to RDCO land use policies;
- Supports agriculture in the region; and
- Is aligned with the Board priorities of fostering economic development and building sustainable communities.

RDCO Conditional Support

- Planning
 - Protect rural areas and rural lifestyles
- Parks
 - Public trail improvements, connectivity,
 - Maintain access, enjoyment, and stability of Regional Park spaces
- Engineering
 - Safeguard water supplies for drinking water needs & RDCO infrastructure
- Corporately
 - Engage key regional stakeholders

Recommendation

THAT the Regional Board receive the Referral – BMID Boundary Amendment Application report from the Director of Corporate Services dated April 14, 2022;

AND THAT the Regional Board provide conditional support for the proposed Black Mountain Irrigation District application to the Province of B.C. for a boundary amendment that would include fifteen (15) parcels within the Regional District of the Central Okanagan, subject to the following five conditions:

- 1. Include referral comments from key regional stakeholders, being the Okanagan Basin Water Board, Westbank First Nation and Okanagan Nation Alliance; and*
- 2. Environmental impacts of the expansion of the BMID irrigation system are considered and appropriately addressed to safeguard water supplies for the region's natural environment and for communities drinking water needs; and*
- 3. Address Philpott Trail Community Park impacts, trail restoration improvements, and additional recreational trail alignment and connections; and*
- 4. Ensure continuing access through Pyman Road/Black Knight Forest Service Road to Black Mountain-sntsk'il'nten Regional Park; and*
- 5. Include mitigation methods related to slope stability and adjacent farming operation impacts on Black Mountain-sntsk'il'nten Regional Park and users.*



Questions?

Alternate Recommendation

THAT the Regional Board receive the Referral – BMID Boundary Amendment Application report from the Director of Corporate Services dated April 14, 2022;

AND THAT the Regional Board supports the Black Mountain Irrigation District application to the Province of B.C. for a boundary amendment which includes fifteen (15) parcels within the Regional District of the Central Okanagan.