

City of Kelowna Public Hearing AGENDA



Tuesday, February 18, 2014
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after February 7, 2014 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

3.1 Bylaw No. 10912 (OCP13-0008) & Bylaw No. 10913 (Z13-0009) - (Off of), (N of) & 2458 Joe Riche Road, Black Mountain Irrigation District

4 - 48

To consider a proposal to construct an ultra-violet water disinfection facility on a portion of the subject properties. An amendment to the Official Community Plan (OCP) Future Land Use designations for a portion of the subject properties is required from part AGR - Resource Protection Area and PARK - Major Park & Open Space, to part PSU - Public Service Utilities and PARK - Major Park & Open Space. A Rezoning from the A1 - Agriculture 1 zone to the P4 - Utilities zone is also required.

4. Termination

5. Procedure on each Bylaw Submission

(a) Brief description of the application by City Staff (Land Use Management);

(b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.

(c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.

(d) The Chair will call for representation from the public in attendance as follows:

(i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

(ii) The Chair will recognize ONLY speakers at the podium.

(iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.

(e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(g) Final calls for respresentation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: February 3, 2014

RIM No. 1250-30

To: City Manager

From: Urban Planning, Community Planning & Real Estate (JM)

Application: OCP13-0008
Z13-0009

Owner: Black Mountain Irrigation District (BMID)

Address: (OFF OF) Joe Riche Road
(N OF) Joe Riche Road
2458 Joe Riche Road

Applicant: Agua Consulting Inc. (Bob Hrasko)

Subject: Official Community Plan Amendment & Rezoning Applications

Existing OCP Designation: REP - Resource Protection Area
PARK - Major Park and Open Space

Proposed OCP Designation: PSU - Public Service Utilities

Existing Zone: A1 - Agriculture 1

Proposed Zone: P4 - Utilities

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP13-0008 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of parts of Lot D, Section 18 and 19, Township 27, ODYD, Plan KAP80286, located on (N OF) Joe Riche Road, Kelowna, BC; Lot 19, Sections 17, 18 and 19, Township 27, ODYD, Plan 1991, Except Plan 39110, located on (OFF OF) Joe Riche Road, Kelowna, BC; Lot 8, Sections 18 and 19, Township 27, ODYD, Plan 1991, Except Plans KAP80286 and KAP87038, located on 2458 Joe Riche Road, Kelowna, BC, from the REP - Resource Protection Area and the PARK - Major Park and Open Space designations to the PSU - Public Service Utilities designation, as shown on Map "A" attached to the Report of Urban Planning Department dated February 3, 2014, be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of the Urban Planning Department dated February 3, 2014.

THAT Rezoning Application No. Z13-0009 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of parts of Lot D, Section 18 and 19, Township 27, ODYD, Plan KAP80286, located on (N OF) Joe Riche Road, Kelowna, BC; Lot 19, Sections 17, 18 and 19, Township 27, ODYD, Plan 1991, Except Plan 39110, located on (OFF OF) Joe Riche Road, Kelowna, BC; Lot 8, Sections 18 and 19, Township 27, ODYD, Plan 1991, Except Plans KAP80286 and

KAP87038, located on 2458 Joe Riche Road, Kelowna, BC, from the A1 - Agriculture 1 zone to the P4 - Utilities zone as shown on Map "B" attached to the Report of the Urban Planning Department dated February 3, 2014, be considered by Council.

AND THAT the Official Community Plan Bylaw Amendment Bylaw and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

AND THAT, prior to final adoption, a Memorandum of Understanding respecting the conceptual alignment of linear parks through the subject properties be executed by both the City and the applicant, as outlined in the Report of the Urban Planning Department dated February 3, 2014.

2.0 Purpose

To consider a proposal to construct an ultra-violet water disinfection facility on a portion of the subject properties. An amendment to the Official Community Plan (OCP) Future Land Use designations for a portion of the subject properties is required from part AGR - Resource Protection Area and PARK - Major Park & Open Space, to part PSU - Public Service Utilities and PARK - Major Park & Open Space. A Rezoning from A1 - Agriculture 1 to P4 - Utilities is also required.

3.0 Urban Planning Department

City staff have worked with the applicant team for a considerable period of time to bring this project to a point where all parties are comfortable moving forward for Council consideration. While the project is technically separate from the larger reservoir project, the two must be considered as related for all practical purposes. With this in mind, the applicant has demonstrated the necessity of the treatment facility for the Black Mountain Irrigation District (BMID) water distribution system and the suitability of the location, given the potential development of the reservoir in the future.

Nevertheless, the application presented several challenges. Chief among these was the trail system. Staff and the applicant team spent considerable effort to come to an agreement on an alternate trail alignment that both parties consider to meet or to exceed the City's objectives. The alignment arrived at will provide a unique experience that allows trail users to traverse multiple types of Okanagan ecosystems, while also providing opportunities for exceptional valley views.

In addition to this, the site is surrounded by environmentally sensitive riparian areas, including the bed of Gopher Creek, seasonally wetted areas, and a set of two wetlands. The applicant has worked with environmental planning staff to avoid, where possible, any environmentally sensitive areas. A Natural Environment Development Permit will be processed at a staff level for this project.

Taking into consideration the above points, staff recommend support for both the OCP amendment and proposed Rezoning of the subject site.

4.0 Proposal

4.1 Background

On October 29, 2012, Council forwarded to the Agricultural Land Commission (ALC) an application by the proponent for a Non-Farm Use in order to allow the development of an ultra-violet (UV) water disinfection facility on a portion of the subject lands. On February 21, 2013, the ALC granted approval for the Non-Farm Use (See Resolution #87/2013).

The proposal for an ultra-violet (UV) disinfection facility is linked to a larger reservoir development project by BMID. Initially, the proponent made several concurrent applications to the City in order to receive approval for both projects at once. However, the two projects have very different timelines, and a different set of potential impacts. For these reasons, the single set of applications has subsequently been separated, with each project requiring its own set of land use approvals, including OCP amendments and Rezoning. This has allowed the time sensitive UV disinfection facility project with comparatively minor impacts to be advanced more quickly than the much more complex reservoir project.

The subject properties contain significant components of the area's linear park and recreational trail system (see attached *OCP Linear Corridors/Paths*). Early on in the application process, the applicant team objected to the trail alignment as shown in the OCP. In place of this, the applicant worked with City staff on an alternate alignment for the trail system, which has been agreed to at a conceptual level (see attached *BMID Future Recreational Trail Plan*). In order to defer trail dedication requirements until the major reservoir application proceeds, this conceptual alignment will be entrenched in a Memorandum of Understanding between the City and BMID. In this agreement, the applicant will be required to dedicate or to grant Statutory Right of Ways over the trail lands as part of the larger reservoir rezoning.

The subject application was received prior to the establishment of Council Policy No. 367 respecting applicant-driven public notification and consultation, and is considered exempt from its requirements. As a result, public notification will, in this instance, be limited to the formal notice signage and Public Hearing, should the application be favourably received by Council. Nevertheless, the *Local Government Act* requires that applicants for OCP amendments demonstrate early and ongoing consultation beyond what is offered by the standard Public Hearing. In fulfilment of this requirement, the applicant has provided a summary of consultation efforts undertaken in 2008/2009 regarding this project as well as the larger reservoir project (see attached *BMID Public Consultation Summary*). Staff acknowledge that this consultation is now 5-6 years old; however, the proposal has not changed substantially in the interim. As part of the larger reservoir Rezoning process, additional public consultation efforts will be required.

4.2 Project Description

The applicant is proposing to develop a UV disinfection facility on the subject property to be linked to BMID's existing water distribution infrastructure. According to the applicant, the disinfection facility is required "to upgrade our disinfection capacity so that all microbiological risk are effectively addressed" in accordance with BMID's Operating Permit.

The UV facility will be located in the southern portions of the subject properties (see attached Site Plan). The facility is composed of a total of four buildings, which will be phased in over several years. A driveway access runs from the buildings to the southwest where it meets Joe Riche Road.

In order to link the treatment facility to the broader BMID water distribution infrastructure, the applicant will be installing underground piping to and from the facility. A Natural Environment Development Permit will need to be obtained prior to building construction and pipe installation.

4.3 Site Context

The subject site is located on the south end of three large parcels owned by BMID situated in the Belgo-Black Mountain sector of the city. None of the subject lots is presently developed, and cattle grazing has been the predominant use of the lands.

Within the larger parcels, the subject site rests on a bench which is surrounded on three sides (west, south, east) by riparian gulleys, featuring wetlands, Gopher Creek, and some seasonally wetted areas.

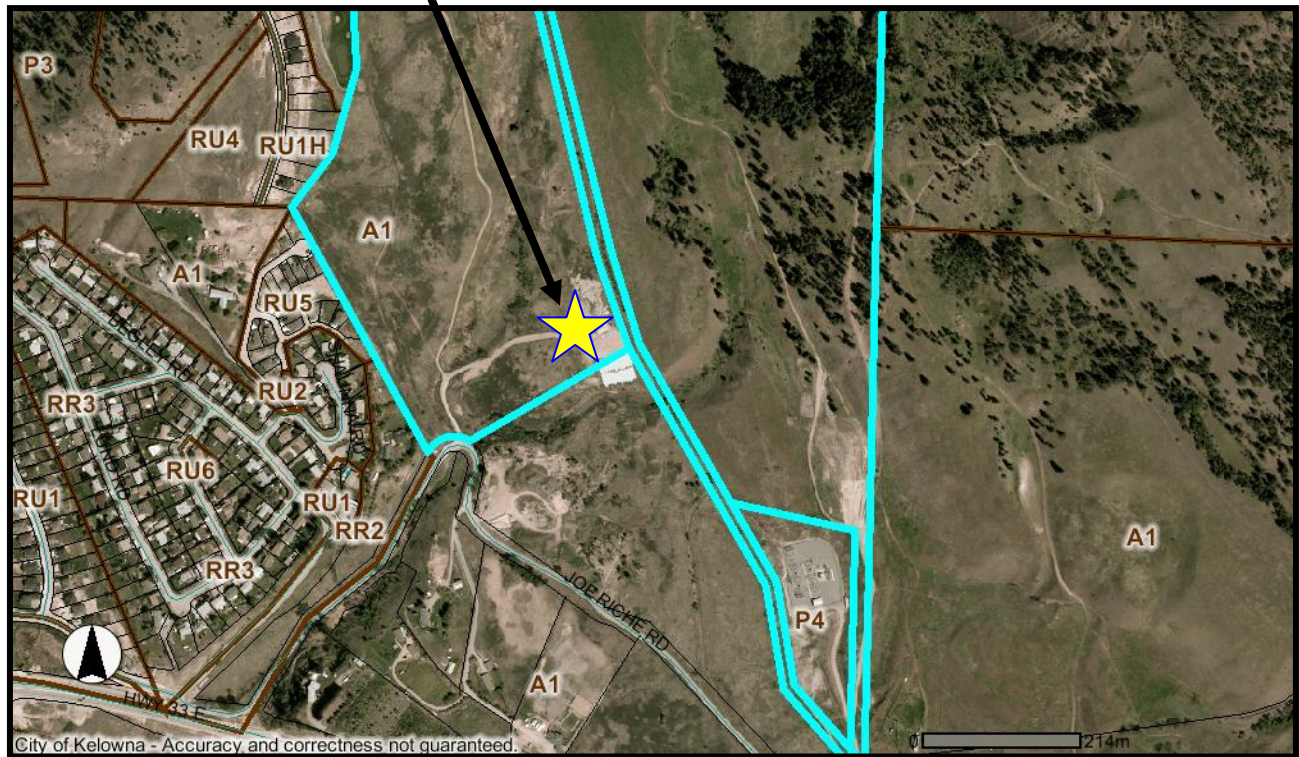
The site is approximately 5.49ha in area and is presently zoned A1 - Agriculture 1. The OCP designation over the site is predominantly REP - Resource Protection Area, with a small portion around Gopher Creek being designated PARK - Major Park and Open Space.

Significant grading has been undertaken under the existing zoning in preparation for this project, including full vehicular access and building sites. Also, a Fortis sub-station has been developed near to the subject site to the southeast.

The area surrounding the subject site is varied, from a golf course and single detached dwellings, to ranch lands and open forest. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture 1	Rangeland
East	RDCO	RDCO, open forest
South	A1 - Agriculture 1 P4 - Utilities	Agriculture Fortis Sub-station
West	A1 - Agriculture 1 RU5 - Bareland Strata RU1 - Large Lot Housing RU1h - Large Lot Housing (hillside) RU2 - Medium Lot Housing RR2 - Rural Residential 2 RU6 - Two Dwelling Housing	Varied residential development

Subject Property Map: Approximate UV Facility Site Location



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P4 ZONE REQUIREMENTS	PROPOSAL*
Existing Lot/Subdivision Regulations		
Site Area	n/a	5.49 ha
Lot Width	n/a	Varied
Lot Depth	n/a	varied
Development Regulations		
Height	10.0 m	TBD
Front Yard	6.0 m	Exceeds
Side Yard (east)	4.5 m 7.5 m adjacent to residential	Exceeds
Side Yard (west)	4.5 m 7.5 m adjacent to residential	Exceeds
Rear Yard	4.5 m 7.5 m adjacent to residential	Exceeds
* This zoning analysis only applies to the first of the proposed buildings. The remaining buildings will undergo zoning analysis at time of Building Permit.		

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

5.14.2. Dedication of Linear Parks.¹ At subdivision and rezoning for all development types secure a minimum 10-metre wide linear corridor for public access as included in Table 5.1 Linear Park - Public Access and/or are shown on Map 5.9 - Linear Corridors / Paths. The 10-metre wide corridor may be in addition to, and outside, any riparian management area requirements imposed through the Environmental Development Permit (see Chapter 12) requirements of the OCP. On the private property side of the public access corridor, the City may, as necessary, consider stipulating additional “no disturb” zones. Lot line adjustments or other subdivision applications not resulting in the creation of new lots suitable for the construction of buildings permitted under the applicable zoning will be considered exempt from this policy. Linear trail corridors can have the following tenure which will be determined by staff at the time of subdivision or rezoning:

- Titled property in the name of the city as a park, protected area, or
- Road reserve right of way; or
- Statutory right of way.

5.14.3. Applicant’s Costs.² Require that all survey and legal costs incurred with establishing the linear park dedication, as a result of a development application, be the responsibility of the applicant.

5.15.1. No Net Loss of Aquatic Habitat Productivity.³ Require “no net loss” with respect to land use decisions that affect aquatic habitat based on the “no net loss” principle of the Department of Fisheries and Oceans policy. No individual land use or development project should result in a net loss in habitat productivity as determined through environmental assessment in land use decisions and project approvals that affect aquatic habitats as identified on the Natural Environment DP Map 5.5. In the long term the City will strive for a net gain in overall productivity of the city’s aquatic habitats. “Tradeoffs” in the interest of land development will only be supported when longterm net gains in habitat productivity can be substantiated.

5.33.1. Protect Agricultural Land.⁴ Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Infrastructure - Water Servicing Policies

Water Availability for Agriculture.⁵ Work with stakeholders to ensure the continued delivery of sufficient quantities of water as per best practices for water conservation to ensure continued agricultural productivity.

Irrigation District Boundaries and Standards.⁶ Support the necessary amendments to Irrigation District Boundaries as identified on Map 7.4 - Water Supply System to allow expansion to un-serviced areas, in accordance with the Kelowna Water Servicing Plan and overall OCP objectives

¹ City of Kelowna 2030 Official Community Plan (2011). Chapter 5 (Development Process), Policy 5.14.2.

² City of Kelowna 2030 Official Community Plan (2011). Chapter 5 (Development Process), Policy 5.14.3.

³ City of Kelowna 2030 Official Community Plan (2011). Chapter 5 (Development Process), Policy 5.15.1.

⁴ City of Kelowna 2030 Official Community Plan (2011). Chapter 5 (Development Process), Policy 5.33.1.

⁵ City of Kelowna 2030 Official Community Plan (2011). Chapter 7 (Infrastructure), p. 7.12, Policy 7.20.1.

⁶ City of Kelowna 2030 Official Community Plan (2011). Chapter 7 (Infrastructure), p. 7.12, Policy 7.20.2.

and development phasing, and encourage new installations to be made to ensure compliance with the Canadian Drinking Water guidelines and Interior Health Authority water quality objectives.

6.0 Technical Comments

6.1 Development Engineering Department

See attached Memorandum, dated February 27, 2013.

6.2 Fire Department

Ensure proper Fire Department access as per BCBC.

6.3 FortisBC

FortisBC (electric) does not have any objections to the BMID treatment facility as it is located outside of the Transmission line Right of Way and does not pose any risk to our lines or substation.

7.0 Application Chronology

Date of Application Received: February 12, 2013

Agricultural Advisory Committee:

The above noted application was considered by the Agricultural Advisory Committee as part of a previous application that included the reservoir at the meeting on September 13, 2012 and the following recommendations were passed:

THAT the Agricultural Advisory Committee support Agricultural Land Reserve Application No. A12-0008 for 2458 Joe Rich Road; (N OF) Joe Rich Road; (OFF OF) Joe Rich Road, by Agua Consulting Inc. (BMID), to obtain approval from the ALC under Section 20(3) of the Agricultural Land Commission Act for a Non-Farm Use within the Agricultural Land Reserve (ALR).

THAT the Agricultural Advisory Committee support Official Community Plan Amendment No. OCP12-0007 to change the future land use designation of a portion of the subject property from the Resource Protection Area; Major Park/Open Space (public); Single/Two Unit Residential and Single/Two unit Residential (hillside) to the Resource Protection Area; Major park/Open Space (public) and Public Service Utilities and Rezoning Application No. Z12-0044 from the A1 - Agriculture 1 zone to the A1 - Agriculture 1 and P4 -Utilities zone for 2458 Joe Rich Road; (N of) Joe Rich Road; (off of) Joe Rich Road, by Agua Consulting Inc. (BMID), in order to construct a new reservoir and associated water treatment facilities on portions of the subject properties.

Report prepared by:

James Moore, Land Use Planner

Reviewed by:

Ryan Smith, Urban Planning Manager

Approved for Inclusion

D. Gilchrist, Div. Director, Community Planning & Real Estate

Attachments:

Subject Property Map (1 page)

Site Context Plan (1 page)

Site Development Plan (1 page)

Map "A" - Proposed OCP (1 page)

Map "B" - Proposed Zoning (1 page)

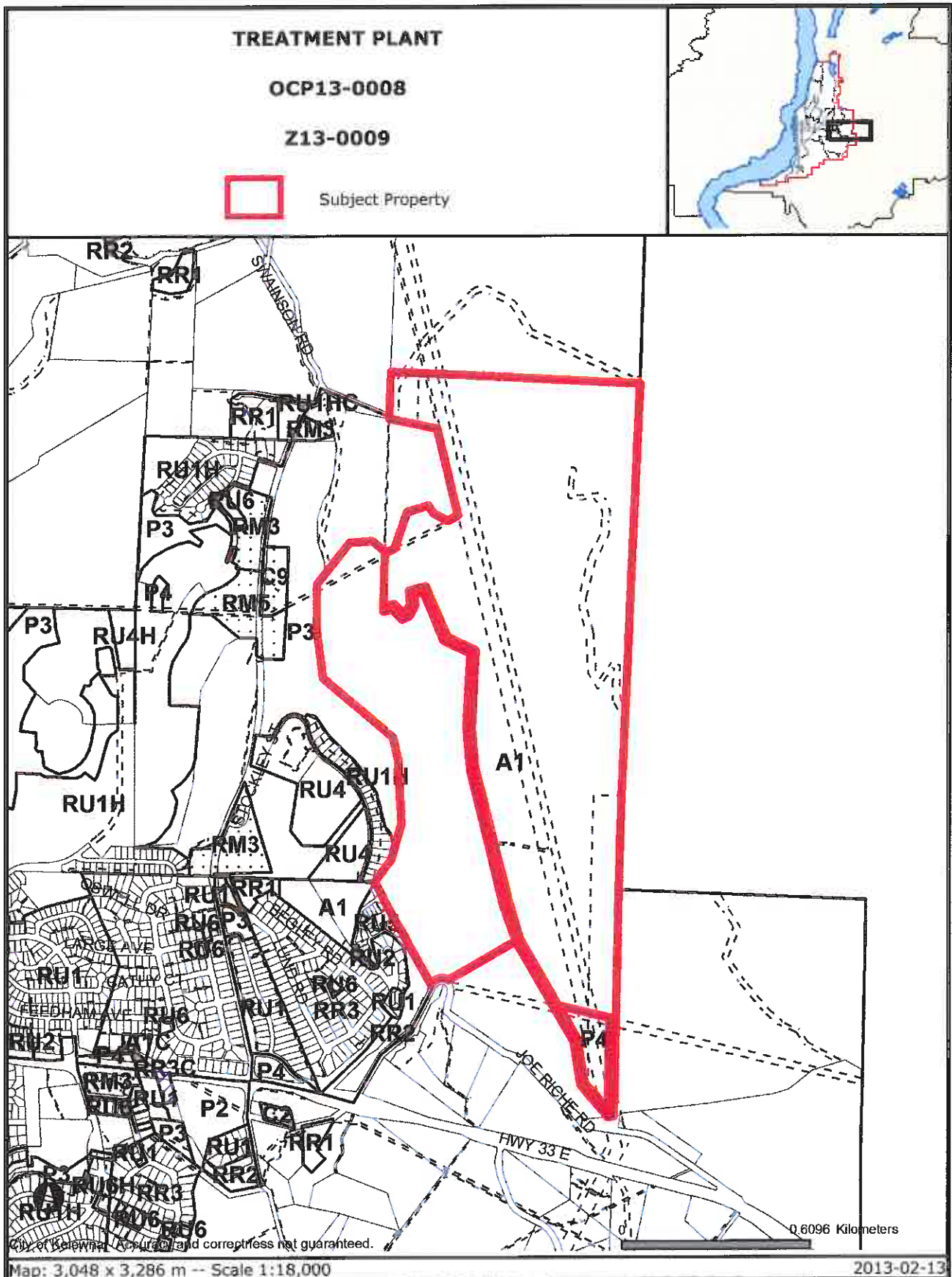
OCP Linear Corridors/Paths (1 page)

BMID Future Recreational Trail Plan (1 page)

Applicant's Summary of Consultation (23 pages)

DRAFT - Memorandum of Understanding (5 pages)

Development Engineering Memorandum, dated February 27, 2013 (1 page)



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

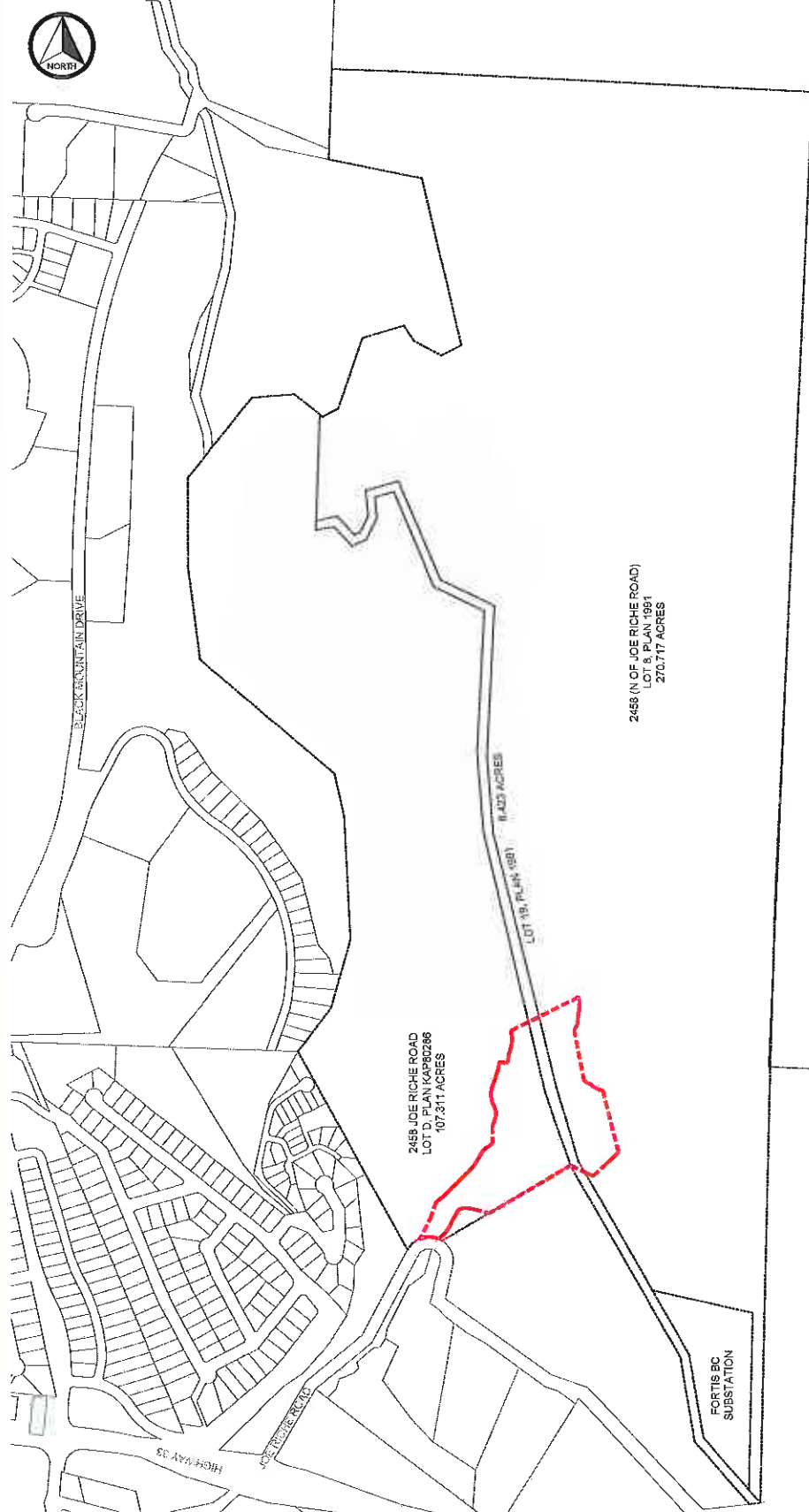


FIGURE A
 BLACK MOUNTAIN IRRIGATION DISTRICT
 PROPOSED LAND RE-ZONING
 WATER TREATMENT SITE

LOT	TOTAL AREA (acres)	EXISTING ZONING (acres)	ADJUSTMENT	PROPOSED ZONING (acres)
LOT D	107,311	A-1 107,311 P-1 0,000	8,073 acres A-1 re-zoned to P-1	A-1 99,238 P-1 8,073
LOT 19	8,423	A-1 8,423 P-1 0,000	1,230 acres A-1 re-zoned to P-1	A-1 7,193 P-1 1,230
LOT 8	270,717	A-1 270,717 P-1 0,000	4,264 acres A-1 re-zoned to P-1	A-1 266,453 P-1 4,264

- LEGEND:
- PROPOSED RESERVOIR SURFACE
 - PROPOSED RE-ZONING AREA
 - LOTS TO BE RE-ZONED
 - EXISTING LOT LINES



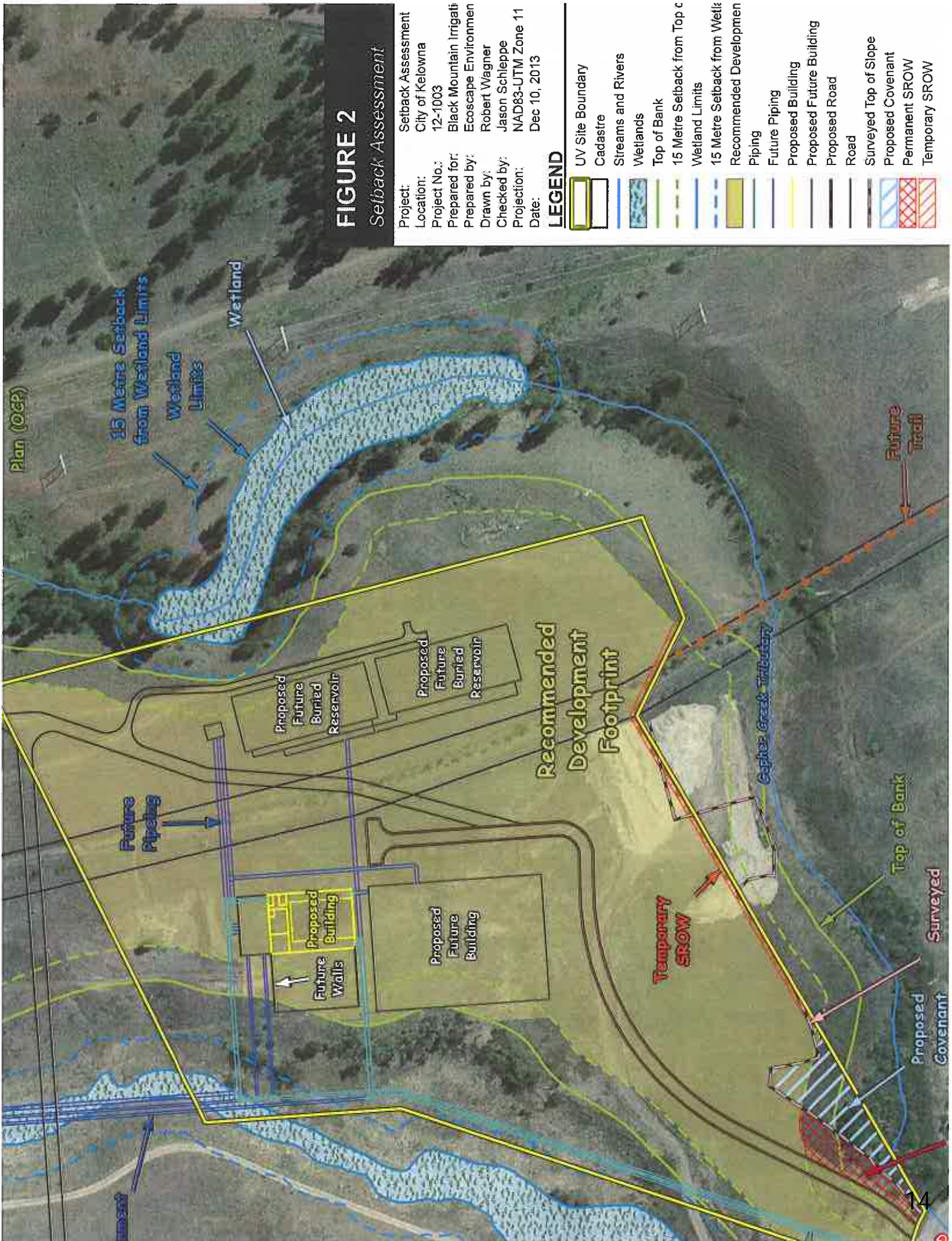


FIGURE 2
Setback Assessment

Project: Setback Assessment
 Location: City of Kelowna
 Project No.: 12-1003
 Prepared for: Black Mountain Irrigati
 Ecoscape Environmen
 Drawn by: Robert Wagner
 Checked by: Jason Schleppe
 Projection: NAD83-UTM Zone 11
 Date: Dec 10, 2013

LEGEND

- UV Site Boundary
- Cadastre
- Streams and Rivers
- Wetlands
- Top of Bank
- 15 Metre Setback from Top c
- Wetland Limits
- 15 Metre Setback from Wetl
- Recommended Development
- Piping
- Future Piping
- Proposed Building
- Proposed Future Building
- Proposed Road
- Road
- Surveyed Top of Slope
- Proposed Covenant
- Permanent SROW
- Temporary SROW











Subject Properties Notes:

Amend the OCP for a portion of the subject properties from Resource Protection (REP) to Public Service Utilities (PSU).

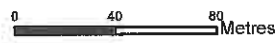
Subject Property Notes:

Amend the OCP for a portion of the subject property from Major Park and Open Space (PARK) to Public Service Utilities (PSU).

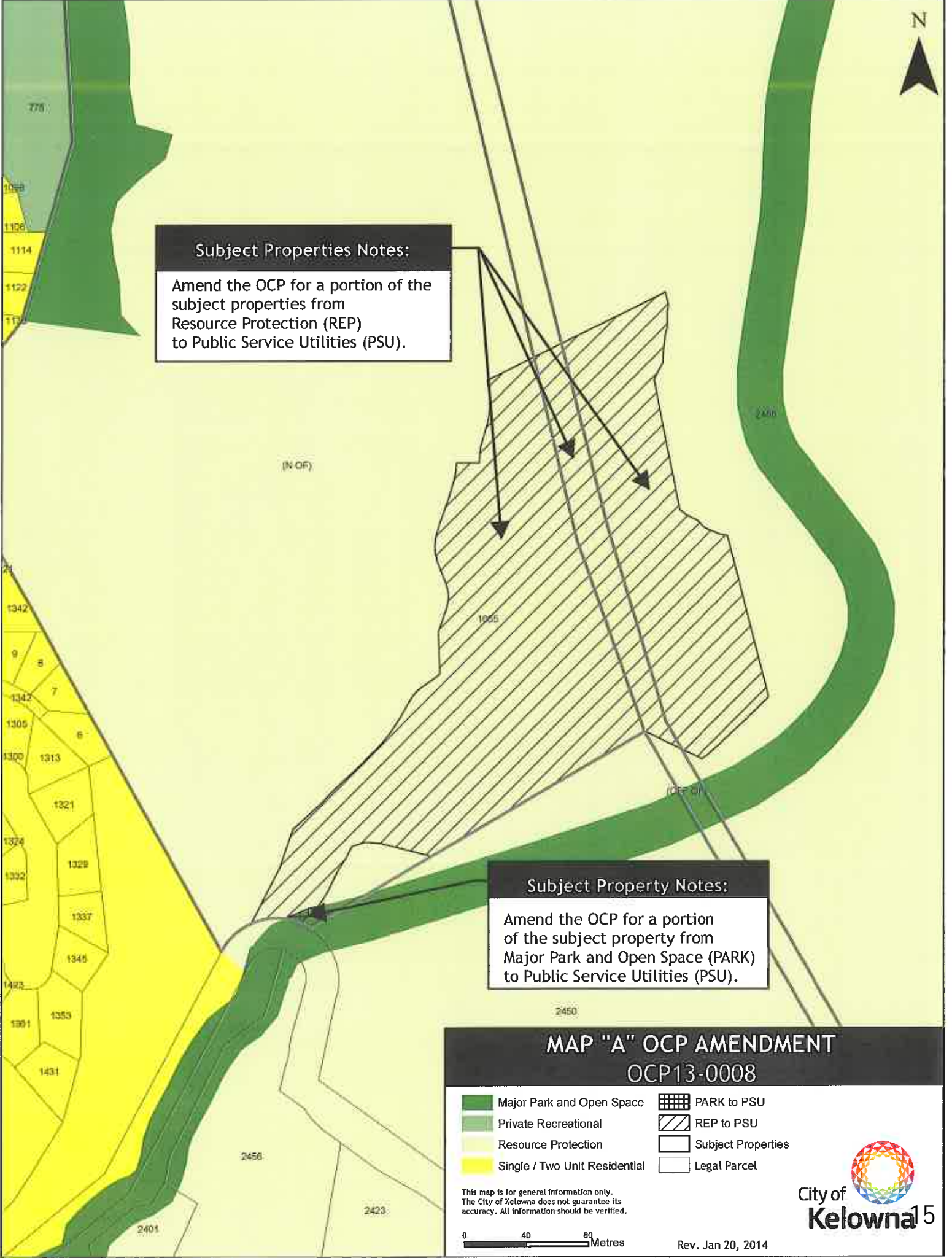
**MAP "A" OCP AMENDMENT
OCP13-0008**

-  Major Park and Open Space
-  Private Recreational
-  Resource Protection
-  Single / Two Unit Residential
-  PARK to PSU
-  REP to PSU
-  Subject Properties
-  Legal Parcel

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Rev. Jan 20, 2014





P3

RU1H

Subject Properties Notes:

Rezone a portion of the subject properties from A1 Agriculture 1 to P4 Utilities.

A1

RU5

SHAJANA RD

RR3

RR2




ICE-RICHIE RD

RU1

BECKETT RD

RR3

MAP "B" PROPOSED ZONING
File #Z13-0009

-  Legal Parcel
-  Subject Properties
-  A1 to P4

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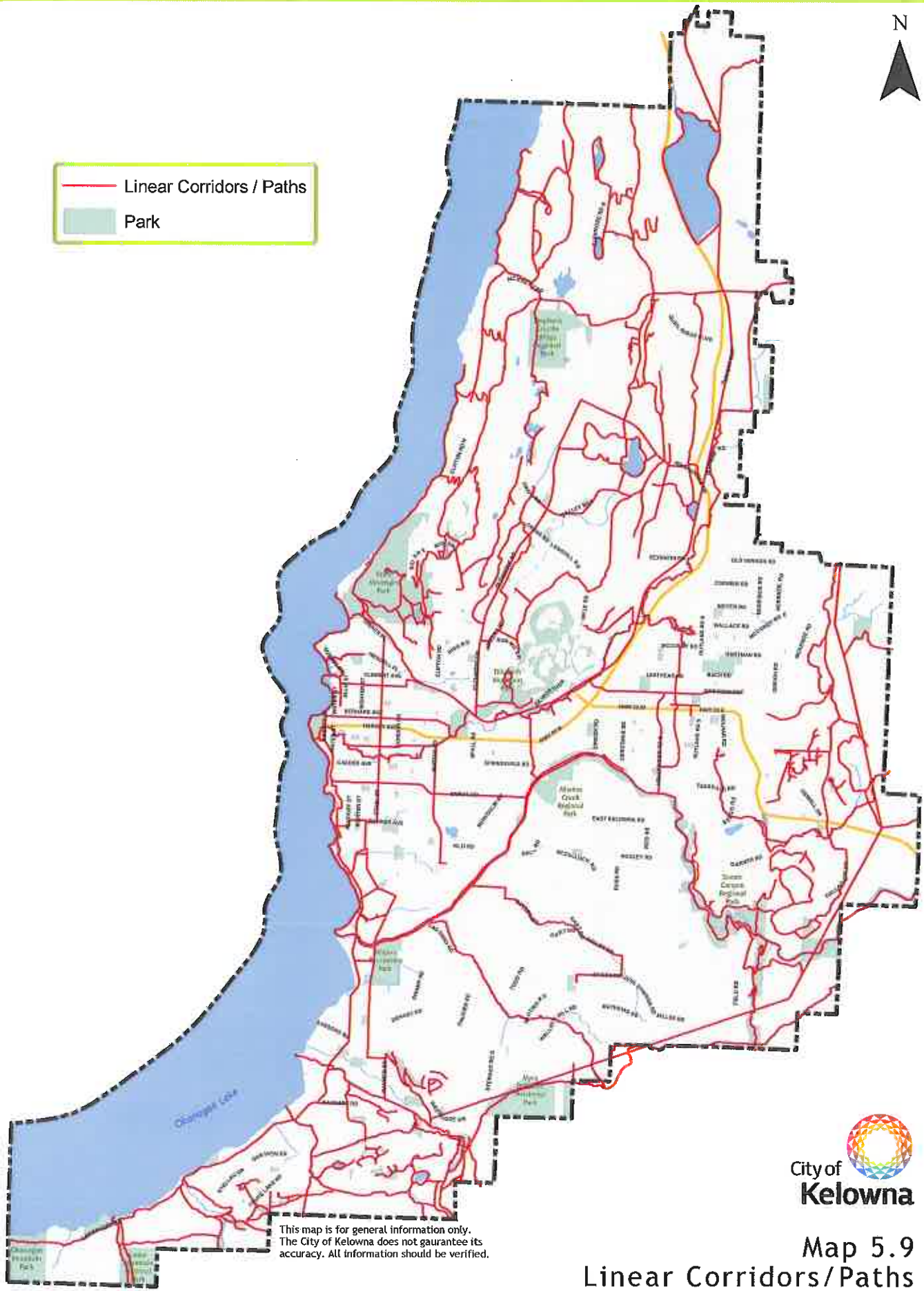
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Rev. Jan 20, 2014

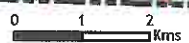




— Linear Corridors / Paths
■ Park



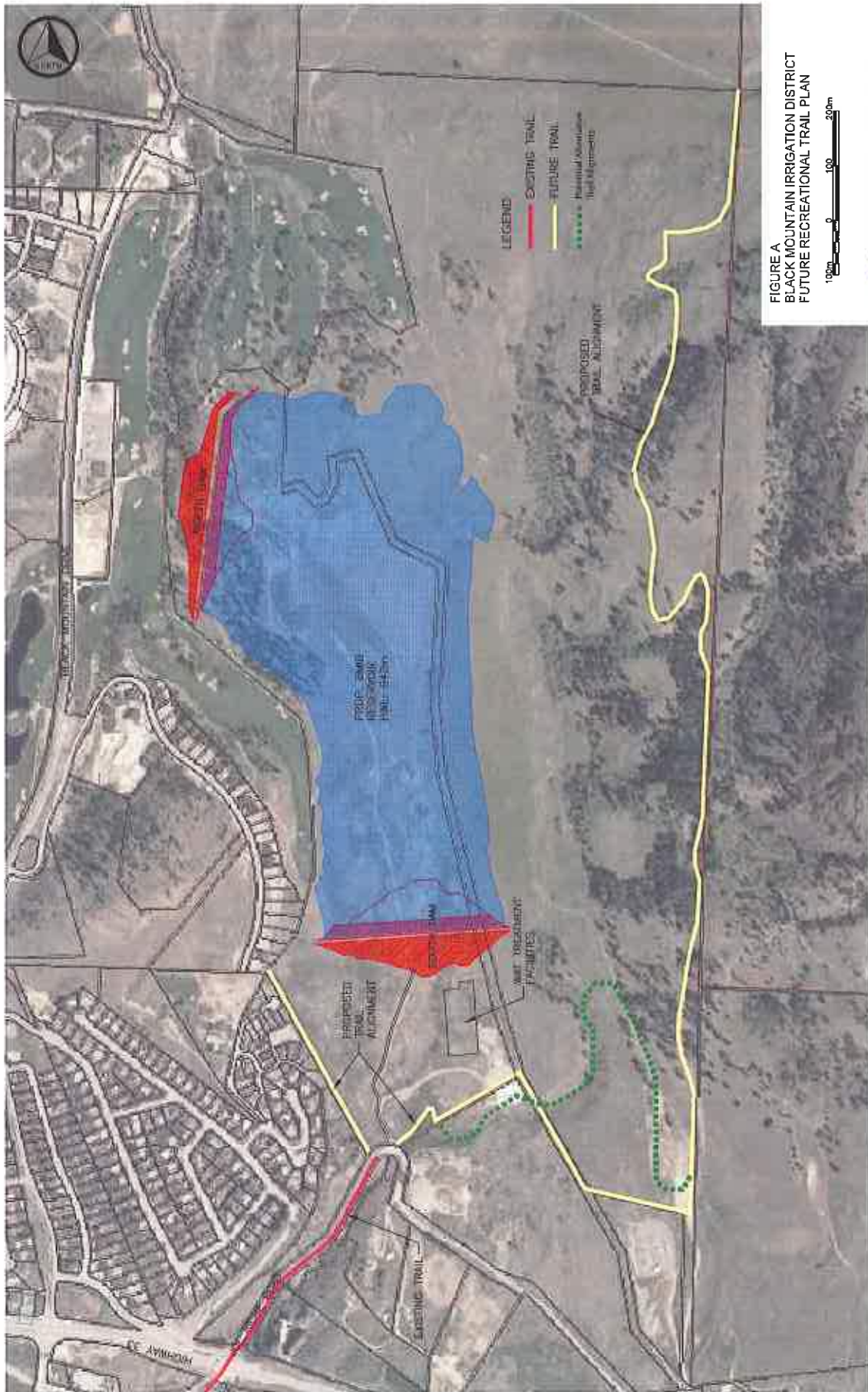
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Rev. May 30/11



Map 5.9 Linear Corridors/Paths Official Community Plan 2030



James Moore

From: Bob Hrasko [rhrasko@shaw.ca]
Sent: Tuesday, January 21, 2014 3:16 PM
To: James Moore
Subject: RE: Z13-0009 and OCP13-0008 --- BMID Public Consultation Summary
Attachments: LET 1113_08_Stakeholder_Update_Joe Rich Residents.pdf; 090129_FINAL BMID AD_OpenHouse.pdf; 090210_OH_Display_Boards.pdf; tearsheets_BMID_dTOR_Open House_Comment Period.pdf

Importance: High

Attention: James Moore, MCIP, RPP

Re: Public Consultation related to Black Mountain Reservoir and Disinfection Facilities

As part of the BC Environmental Assessment process for Black Mountain Reservoir, BMID, with the assistance of Golder approached the public to communicate information on the Black Mountain Reservoir and water treatment project. The BCEA requirements include a public consultation process which we went through. Letters (example letter attached) were mailed out in November 2008 to the following potential stakeholders. Comments were requested and the recipients included:

- BC Cattleman's Association
- Canada-BC Farm Plan Program
- Ducks Unlimited
- 960 acre land owner to the east of the site (Eichhorst family)
- Fortis BC (electrical utility provider)
- Friends of Mission Creek
- Joe Riche Residents Association
- Kelowna Joint Water Committee
- Kelowna Ogopogo Radio Controllers Club (flying club that was using the reservoir lands)
- Melcor Developments Ltd. (land owner to the west)
- Mission Creek Restoration Working Group (MOE Penticton address)
- Okanagan Water Basin Board
- Okanagan Water Stewardship Council
- Royal Astronomical Society
- Sawchuk Developments
- Westbank First Nations

In addition to the mail outs, we invited the public to an open house held February 10, 2009 at Black Mountain Elementary School (see newspapers). The attached advertisement invitation ran in the local papers and presentations were made at the open house to the public. Copies of the proponents presentation can be provided upon request. Approximately 100 persons came out that night. Response was generally positive and in favour of the reservoir. Only one resident wanted to canoe on the reservoir and was disappointed when he was told it would not be permitted.

We have minimal written correspondence from the public from that evening. I can see if Golder has copies or if there are comments to the BC Environmental Assessment office. We received a waiver from the process in late Feb. 2009 as the reservoir is off-line from any creek or significant water course.

Please advise if you need additional information
Thanks
Bob



Office: (250) 765-5169
Fax: (250) 765-0277
www.bmid.ca

BMID File No.: 2005-13

November 13, 2008

Joe Rich Residents Association
guaranteedauto@uniserve.com

Attention: Mr. Richard Romolock

RE: BLACK MOUNTAIN RESERVOIR PROJECT UPDATE

Dear Mr. Romolock:

The Black Mountain Irrigation District (BMID) is planning to develop a new storage reservoir capable of holding 4,600 megalitres (ML) of water for domestic and irrigation customers. When full, the Black Mountain Reservoir will have a surface area of approximately 35 hectares (86.5 acres). It is located on BMID-owned land in Gopher Flats at the foot of Black Knight Mountain, north of Highway 33.

The Project is a key component of infrastructure for water supply for lands within the City of Kelowna and for the adjacent lands within the Regional District of Central Okanagan. Balancing storage within the new reservoir will secure water supply for the foreseeable future for the BMID and surrounding lands. High quality raw water storage at low elevation will result in a safer water supply, require less stringent water treatment processing, reduced sludge production, reduced chemical usage, and reduced energy costs. Off-line storage of high quality water will enable lower quality water from lower elevation storage sites (*e.g.*, Belgo Reservoir) to be released at critical times of year to support fish habitat and create a more stable regime for the Mission Creek fishery. The Project will also enable the BMID to adapt to potential impacts of climate change.

Major projects of this size and type require an Environmental Assessment Certificate (EAC) under British Columbia's *Environmental Assessment Act*. Environmental assessment (EA) is a planning and evaluation process for predicting the significance of potential effects and supporting decision-making through the early identification of measures to avoid, reduce, or otherwise mitigate potential project impacts. EA studies are underway in preparation for submitting an EAC Application to the B.C. Environmental Assessment Office (BCEAO) in August 2009.

The Project is still in the early stages of the planning and approvals process, with several environmental and detailed engineering studies still to be completed. Pending approval, project construction would begin in the summer of 2010 and the will be operational by the summer of 2012.

Opportunities for Involvement

Stakeholder, First Nations and public consultation are important components of the provincial EA review process. A detailed description of the Black Mountain Reservoir Project is available online at www.bmid.ca, as well as through the BCEAO's electronic Project Information Centre (ePIC) online at www.eao.gov.bc.ca. BMID and its consultants are available to provide additional information and to discuss the Project.

There will be opportunities for review and comment on the Project and results of the EA studies currently underway. Consultation activities will be advertised in local print media as well as through the BMID and BCEAO websites.

If you have questions or comments about the Project, or would like to be contacted directly regarding opportunities for involvement, please contact Pascale Méra (Consultation Manager) at 1 (604) 296-2797 or by email at Pascale_Mera@golder.com.

Yours truly,

Black Mountain Irrigation District



Robert Hrasko, P.Eng.
Administrator

Environmental Assessment of the Proposed Black Mountain Reservoir Project

Open House *and* Invitation to Comment

Black Mountain Irrigation District (Proponent) is proposing to construct and operate an open surface raw water storage reservoir (and associated infrastructure) in Gopher Flats at the foot of Black Knight Mountain near the eastern boundary of the City of Kelowna (proposed Project). The proposed Project would provide approximately 4,600 megalitres (ML) of low elevation water storage for domestic and irrigation customers by constructing two earth embankment dams. The South Main Dam would be 33 metres high across the south end of Gopher Flats valley. The North Saddle Dam would be 25 metres high and located across the northwest valley opening of the Gopher Flats valley, north of Bell Mountain.

The proposed Project is subject to review under British Columbia's *Environmental Assessment Act*.

The Proponent must obtain an environmental assessment certificate before any work can be undertaken on the proposed Project. However, prior to submission of an application (Application) for a certificate by the Proponent, the Environmental Assessment Office of British Columbia (EAO) must first approve Terms of Reference.

The Terms of Reference will specify the studies to be conducted and the detailed information to be provided by the Proponent in its Application. The EAO has now received draft Terms of Reference from the Proponent and invites comments on this draft.

In order to provide information about the Terms of Reference, and to receive comments from the public, the EAO invites the public to attend an **Open House**. There will be one Open House, to be held as follows:

at: **Black Mountain Elementary School**
on: **February 10, 2009**
from: **4:00 p.m. to 8:00 p.m.**

At **7:00 p.m.** there will be a presentation by the EAO on the process with an opportunity to ask questions about the process. A second presentation will also be given by the Proponent in relation to the proposed Project.

If you are unable to attend the Open House, you may still wish to make a written submission. There are 30 days for the submission of comments by the public in relation to the draft Terms of Reference. The comment period will begin on February 9, 2009 and end at midnight on March 11, 2009. All comments received during this comment period in relation to the Terms of Reference will be considered.

The intention of seeking public comments is to ensure that all potential effects – environmental, economic, social, heritage and health – that might result from the Project are identified for consideration as part of the assessment process. At this stage of the process, the primary intent is to receive feedback about the studies or information required for a comprehensive environmental assessment.

After taking public comments into account, the EAO will finalize the Terms of Reference and issue them to the Proponent.

Please submit your comments at the Open House or send your comments to:

Gerry Hamblin
Project Assessment Manager
Environmental Assessment Office
PO Box 9426 Stn Prov Govt
Victoria, B.C. V8W 9V1
Fax (250) 356-6448

Comments by e-mail may be directed to eaoinfo@gov.bc.ca

If you are unable to participate at this time, there will be an additional comment period during the Application review stage when you will also be able to provide comments to the EAO on the proposed Project.

An electronic copy of the Terms of Reference and information regarding the environmental assessment process are available at www.eao.gov.bc.ca. Copies of the Terms of Reference are also available for viewing at:

Okanagan Regional Library – Kelowna Branch
1380 Ellis Street, Kelowna, B.C.

Okanagan Regional Library – Rutland Branch
Plaza 33 Mall, #32 - 301 Hwy. 33 West, Kelowna, B.C.

NOTE: All submissions received by the EAO during the comment period in relation to the proposed Project are considered public and will be posted to the EAO website. If you do not want to have your name posted to the EAO website, please indicate this with your submission and your comments will be kept confidential.



Black Mountain Reservoir Project

Welcome

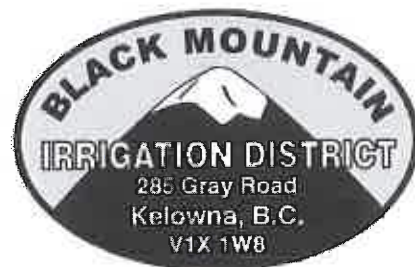
Welcome to the Black Mountain Irrigation District's Open House for the Black Mountain Reservoir Project.

The purpose of this open house is to:

- **Provide you with information about the Project**
- **Answer your questions**
- **Hear your perspectives and points of view on the Project and studies being undertaken**

Representatives from BMID and their consultants are here to answer your questions.

Before you leave, please take a moment to share your comments on the feedback forms provided.



Black Mountain Reservoir Project

About BMID

An Improvement District that operates as a public utility

Governed by an elected Board of Trustees

One of five water service utilities that supplies and distributes water to the City of Kelowna and adjacent Regional District lands

- Drinking water to over 20,000 residents
- Irrigation water for over 4,100 acres of agricultural land

Mission Creek is our primary water source. Secondary sources include Scotty Creek and groundwater



Black Mountain Reservoir Project

BMID Operations

Watershed supply area is 600 km²

Intakes on Mission and Scotty Creeks

- **Largest licensee on Mission Creek**

Four large storage reservoirs in Mission Creek Watershed

- **Fishhawk Reservoir (1,850 ML @ 5,900m ASL)**
- **Graystoke Reservoir (5,095 ML @ 5,900m ASL)**
- **Belgo Reservoir (6,780 ML @ 4,232m ASL)**
- **Loch Long Reservoir (600 ML @ 6,090m ASL)**

Storage reservoir in Scotty Creek Watershed

- **James Lake (1,500 ML @ 4,200m ASL)**

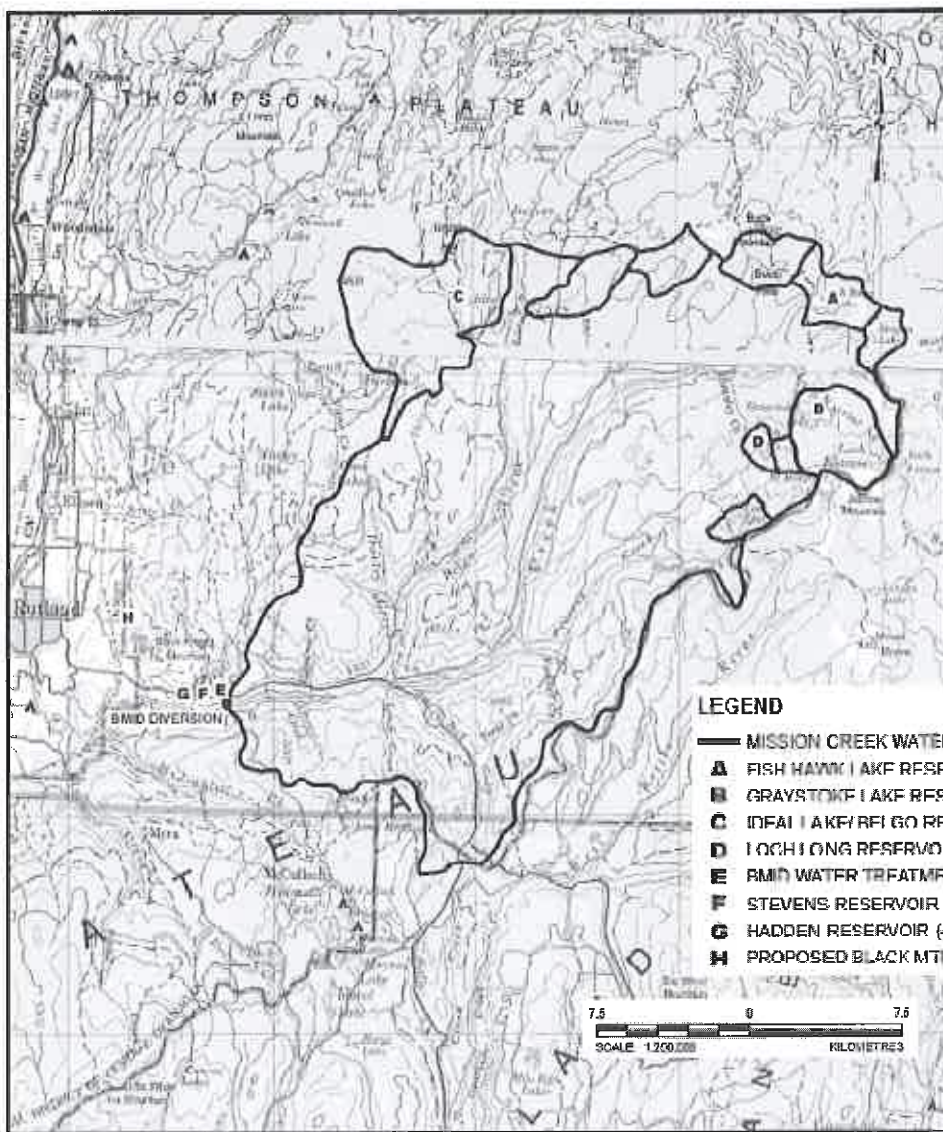
Class IV Water Treatment Plant (105 ML/day)

200 km of water distribution mains



Black Mountain Reservoir Project

Mission Creek Watershed



Black Mountain Reservoir Project

Project Rationale

1. **A low elevation 4,600 megalitre (ML) open surface raw water storage reservoir to store and distribute high quality water for domestic and irrigation customers**
2. **Balance storage to secure water supply for the foreseeable future for BMID and surrounding lands**
3. **Meet water treatment and disinfection upgrade requirements**
4. **Reduce the need for treatment by optimizing the storage and use of high quality water**
5. **Designed and operated to contribute to the sustainability and management of the Mission Creek watershed**



Black Mountain Reservoir Project

Scope of the Project

The Project consists of the following on-site and off-site components:

1. Dams & Reservoir

- South Main Dam - 33 m high across the south end of the Gopher Flats valley
- North Saddle Dam - 25 m high across the NW corner of Gopher Flats valley

2. Conduits

3. Buildings & Structures

- Disinfection and Water Treatment Facilities
- Valve Chamber on Joe Rich Road South

4. Drainage Modifications

5. Perimeter Roads & Fencing

6. Transmission Lines & Power Supply

7. Associated Watermains

- Inlet/Outlet Transmission Mains
- Emergency Drawdown Main from valve chamber to Mission Creek, including energy dissipation structure



Black Mountain Reservoir Project

Public Information & Consultation

Objectives

- Notification and distribution of project information
- Provide opportunities for public input
- Understand public stakeholders concerns and perspectives
- Create open and accountable review process that considers interested parties
- Build relationships with First Nations, stakeholders and the local community

Ongoing consultation activities

- Discussions with ratepayers, First Nations, stakeholders and property owners
- Meetings with interested parties
- Regular project updates

**Input gathered will be considered
in determining the information to
be included in an EA Certificate
Application**



Black Mountain Reservoir Project

Project Cost

The estimated capital cost of the Project is \$25 million.

The Project has been planned for many years. The original concept dates back to the development of the low elevation flume system and tunnel through Black Knight Mountain in 1949. BMID owns the Project site.

Project includes part or all of four separate projects identified in BMID's 2007 Capital Works Plan:

- Project 10 Trunk Main – Reservoir to Swainson
- Project 15 Black Mountain Reservoir
- Project 16 Drawdown Pipe
- Project 17 UV Facility

The project costs will be funded by developers, Capital Expenditure Charges (CECs), and through existing user rates.



Black Mountain Reservoir Project

Preliminary project schedule

Activity	Date
Commence First Nations engagement and public consultation	January 2008 (ongoing)
Initiate environmental assessment (EA) process	August 2008
Public review of Draft Terms of Reference	February 2009
Approved Terms of Reference issued to BMID	April 2009
Undertake required EA studies	Spring 2008 - 2009
EA Application submitted	Nov 2009
Public review of EA Application	January 2010
EA Certificate anticipated	June 2010
Construction Period	Summer 2010 - 2012
Target In-Service Date	Summer 2012

Black Mountain Reservoir Project

What is the “Terms of Reference”

**Framework for content of the Environmental
Assessment Certificate Application**

**Describes the scope of assessment, including
technical studies and consultation processes
with the public and First Nations throughout
the EA review process**

**Identifies topics to be addressed regarding
potential effects of the Project**

- Biological
- Physical
- Socioeconomic, Cultural and Community
- First Nations' Aboriginal Interests



Black Mountain Reservoir Project

“Terms of Reference”

The EA Certificate Application Terms of Reference is structured as follows:

- Introduction
- Information Distribution & Consultation
- Project Description
- Environmental Assessment Methods
- Environmental Effects Assessment
 - Project Setting and Characterization
 - Assessment of Potential Effects
 - Mitigation and Environmental Management
 - Potential Residual Effects
- Significance of Residual Effects
- Environmental Management Program
- Environmental Monitoring & Follow-up
- Conclusions and Commitments



Black Mountain Reservoir Project

The Environmental Assessment Team



12 Technical Study Areas

- Fish and Aquatic Habitat
- Vegetation and Wetlands
- Wildlife and Wildlife Habitat
- Surface Water Hydrology and Groundwater
- Soils, Geology and Terrain Stability
- Air Quality
- Socio-Community and Socioeconomics
- Land and Resource Use
- Atmospheric Noise
- Visual Quality
- Archaeological Resources
- First Nation Interests





EA Information Requirements

Vegetation & Wildlife

Identify and evaluate potential effects on terrestrial wildlife resources, vegetation resources, Species-at-Risk, and sensitive ecosystems. Key considerations include

- Reptiles and amphibians at risk
- Grassland bird species, Western screech-owl, Lewis woodpecker
- Great Basin pocket mouse
- Habitat loss, alteration and fragmentation
- Wetlands and riparian ecosystems
- Grassland, riparian woodland and coniferous forest ecosystems
- Plants of cultural or economic importance to First Nations
- Invasive plant species





EA Information Requirements

Fisheries & Aquatics

Identify and evaluate potential effects on fish populations, instream and riparian habitat, water quantity and fish passage, and water quality.

Key considerations are

- **Potential loss, reduction, or alteration of fish habitat and riparian vegetation**
- **Effects on aquatic ecosystems of Mission and Gopher Creeks**
- **Changes in water quality and quantity, including effects on instream flows for fish**
- **Fish distribution and abundance**

Identify and evaluate potential effects on surface water hydrology and groundwater. Key considerations are

- **Increased runoff**
- **Water quality**
- **Groundwater regime**





EA Information Requirements

Land Use & Terrain Stability

Identify and evaluate potential effects on land and resource use values. Key considerations are

- **Agricultural Land Reserve and agricultural land uses adjacent to the Project area**
- **Settlement land use**
- **Future public recreation/parks land uses**

Identify and evaluate potential effects on soils, geology and terrain stability. Key considerations are

- **Slope stability conditions that could effect the environment, property or public safety**
- **Surface erosion**





EA Information Requirements

Socio-economic & Community

Identify and evaluate potential social and economic effects and benefits to communities and First Nations. Key considerations are

- **Employment and fiscal benefits**
- **Public safety**
- **Traffic access and mobility**
- **Recreational access and opportunities**
- **First Nations economic and community well-being**

Identify and evaluate effects on local communities, including

- **Potential noise effects from construction and operation activities**
- **Potential effects on visual aesthetics (i.e., changes in visual quality)**
- **Potential for changes in local air quality resulting from fugitive dust and exhaust emissions**



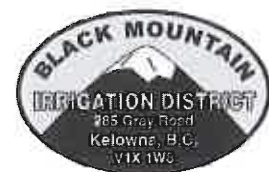
EA Information Requirements

Archaeological & Cultural

Identify and evaluate recorded and potential archaeological/heritage sites

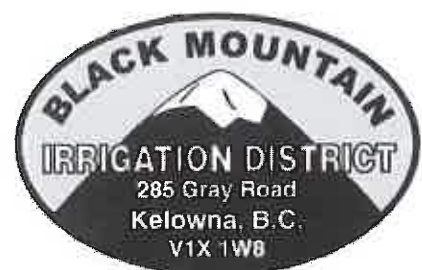
Identify and evaluate potential effects on local First Nations'

- **Social, economic and community values**
- **Land use values**
- **Traditional cultural, spiritual and subsistence values**



Thank you for coming

**Before you leave, please
take a moment to share
your comments on the
feedback forms provided.**





THIS IS WHY I LIKE WORKING HERE . . .

Employee: Sandi Jones-Samis
Workplace: City of Kelowna
Position: Ticket-taker
Tenure: Nine years

Reasons for working for the city: "They're an excellent employer to work for with job security, opportunities to grow and move around within the community."

My boss: "Chris is a hands-on, supportive boss who is open to ideas and encourages us to do our best. He trusts that we'll use good judgment when dealing with situations and is always there to back us up. He's been the best boss to work with."

Co-workers: "We're a little family; we work well together and are always there to support and help each other in any way we can. We work together for about six months of the year — doesn't see each other for the rest of the year — but when we get together again, it's like we've never been apart. I work with so many great people and always hope that they'll be back the next year."

Defining moment of choosing to work here: "I couldn't have been more excited about working in a recreation environment. Being able to work at a skating arena has meant so much for my kids, who have been able to skate while Mom works."

The flat side: "My job only lasts for six months of the year and when it ends each year, it's sad. I miss my co-workers and the people who come skating every week."

Why I still like it here: "It's the type of job that doesn't feel like work. How could a job be any better when you get paid to grove and talk to people? It's a very social and rewarding job. I love when kids and parents leave with big smiles on their faces and I hope that I helped to put those smiles there."

— *DorindaEmployers Inc.*

Environmental Assessment of the Proposed Black Mountain Reservoir Project

Open House and Invitation to Comment

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Environmental Assessment Office
PO Box 9426 Stn Prov Govt
Victoria, B.C. V8W 9V1
Fax (250) 356-6446

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1360 Ellis Street, Kelowna, B.C.

Okanagan Regional Library — Penticton Branch
Plaza 33 Mall #32-301 Hwy. 33 West, Kelowna, B.C.



2009 VOLVO XC90

2.3 litre 4-cylinder turbo diesel, 200-hp, 6-speed automatic transmission, 17" alloy wheels, leather interior, navigation system, 10-speaker premium audio system, 10 air vents, 10 USB ports, 10 auxiliary power outlets, 10 power windows, 10 power locks, 10 power mirrors, 10 power seats, 10 power windows, 10 power locks, 10 power mirrors, 10 power seats.



Sale price after rebate **\$61169.00**
add free rear seat entertainment DVD. **\$899** monthly



2009 VOLVO C30

2.0 litre 4-cylinder turbo diesel, 170-hp, 6-speed automatic transmission, 17" alloy wheels, leather interior, navigation system, 10-speaker premium audio system, 10 air vents, 10 USB ports, 10 auxiliary power outlets, 10 power windows, 10 power locks, 10 power mirrors, 10 power seats.



Sale price after rebate **\$30950. \$549** monthly

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2008 Volvo C30 T5 A SR
Sport styling package, Black Sapphire Graphite T-Te, 17" alloy wheels, LEV \$19,500
\$399 /mo.
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Dyna Audio, heated seats, 17" Zaxxon Alloy, 17" alloy wheels, LEV \$19,000
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Sport pkg, Magic Blue, Passion leather graphite, 17" alloy wheels, LEV \$19,000
\$549 /mo.
SA #0230778

2008 Volvo C70 T5 A
Sport & Dynamic, Colonial Blue, passion leather graphite, 17" alloy wheels, LEV \$19,500
\$569 /mo.
SA #0230779

2008 Volvo S40 T5 A SR
Sport & audio pkg, Chameleon Blue, T-Te graphite, AWD, 17" alloy wheels, LEV \$19,500
\$499 /mo.
SA #0230780

2008 Volvo S40 2.4 A
Passion & Dynamic, Chameleon Blue, 17" alloy wheels, LEV \$19,000
\$399 /mo.
SA #0230781

2008 Volvo V50 2.4 A SR
Audio, heated seats, child seats, 15" alloy wheels, LEV \$19,500
\$399 /mo.
SA #0230782

2008 Volvo S40 2.4 A SR
Sport pkg, Dyn audio, exotic paint, 17" alloy wheels, LEV \$19,500
\$449 /mo.
SA #0230783

All leases are based on 60 month term @ 3.5%, 18,000 km's per year. Downpayment and monthly payments are PLUS taxes, fees and PPSA. All leases are ON APPROVED CREDIT.

LIFE IS BETTER LIVED TOGETHER

KELOWNA VOLVO 1210 Leafhead Road Kelowna 1 888 535 8658 www.kelownavolvo.com

Volvo, for life

Memorandum of Understanding

This Memorandum of Understanding (“MOU”) dated for reference **January 10, 2014** is

BETWEEN:

BLACK MOUNTAIN IRRIGATION DISTRICT
285 Gray Road, Kelowna BC
V1X 1W8

(“BMID”)

AND:

CITY OF KELOWNA, 1435 Water Street, Kelowna, British
Columbia, V1Y 1J4

(the “City”)

WHEREAS

- A. BMID and the City have reached an understanding on the process for which park trail is to be provided for the City as part of the overall Black Mountain Reservoir Project.
- B. BMID proposes to rezone and develop “The Lands” in phases for future utility purposes “The Works”:

“The Lands” defined as:

- 2350 Joe Riche Rd, Kelowna British Columbia,
Lot D, Plan 80286
Lot 19, Plan 1991
Lot 8, Plan 1991
Township 27, ODYD

“The Works” defined as:

- Construction of a UV Water Treatment Facility (Phase 1 Rezoning)
 - Construction of a new Water Reservoir (Phase 2 Rezoning)
- C. BMID and the City have jointly identified the conceptual location for the parkland that will be used for public trail purposes throughout the three identified properties (See Schedule A “Future Recreational Trail Plan”).

- D. The City and BMID acknowledge that there are a number of trail alignment options that could potentially be considered to meet the overall intent of the City. BMID's current preferred trail network alignment is outlined in Schedule A.
- E. Due to time constraints surrounding the "Phase 1 Rezoning" application, the provision of surveyed and registered Right of Ways, mapping and other interests in "The Lands" that will be necessary for the future trail alignments will be completed during the "Phase 2 Rezoning".
- F. In connection with the rezoning of "The Lands", BMID will agree to allow the registration of the necessary Statutory Right of Ways to protect the interests of the City in perpetuity. Once the agreed upon trail network is finalized the City will register Statutory Right of Ways to adequately protect the area. The trail standards and widths of the future network option will be agreed upon by BMID and the City of Kelowna, but shall be subject to applicable City of Kelowna standards.
- G. This Park Acquisition Memorandum of Understanding binds the two parties to the above described terms and conditions. If the two parties cannot agree, dispute resolution as per this document will be followed.

The City and BMID covenant and agree as follows:

1. All parkland to be dedicated or encumbered by Statutory Right of Way shall be in a state and condition as they presently exist as of the date of signing this MOU. In addition BMID agrees not to place any structures or utilities on the parkland, remove any trees or alter the landscape in anyway, without prior written approval of the City.
2. If Kelowna City Council adopts the "Phase 1 Rezoning" then all of the "The Lands" necessary for the agreed upon future trail network will be surveyed (at BMID's cost) and a Statutory Right of Way registered, in whole, in advance of final adoption of the "Phase 2 Rezoning" bylaw.
3. Any necessary Temporary Right of Ways, Temporary Construction Agreements or Temporary Access Agreements needed in order to construct the identified trail network will be provided by BMID to the City in a reasonable timeframe, once the agreed upon parkland is transferred to the City.

Dispute Resolution

4. The parties acknowledge that the exact area and boundaries of the park corridor will not be determined until "Phase 2 Rezoning". The parties will continue to act in good faith and use their best efforts to resolve any disputes that may arise regarding the precise area and boundaries of the parks.

5. Should the parties be unable to resolve any disputes, either party may notify the other by written notice of the desire to resolve the dispute by mediation.
6. Upon receipt of a Notice the parties agree to submit the dispute to mediation and to bear equally the costs of mediation (excluding any costs for legal counsel).
7. The parties will jointly appoint a mutually acceptable mediator, seeking assistance from the British Columbia International Commercial Arbitration Centre in they have been unable to agree upon such appointment within 20 days of the notice.
8. The parties agree to participate in good faith in the mediation and negotiations related thereto for a period of 30 days following appointment of the mediator, or for such longer period as the parties may agree.
9. If the parties are not successful in resolving the dispute through mediation, or if the mediation has not commenced within 30 days following the delivery of the Notice, then the dispute may be submitted to arbitration pursuant to the Commercial Arbitration Act (British Columbia) to a single arbitrator appointed jointly by the parties.
10. If the parties cannot agree on the choice of an arbitrator, each party shall select a nominee and the nominee shall directly appoint an arbitrator.
11. The order of the arbitrator shall be final and binding upon the parties.
12. The costs of the arbitrator shall be divided equally between the parties. Each party shall bear its own costs.

No Waiver

13. No waiver of default by either party shall be effective unless expressed in writing by the party waiving default, and no condoning, overlooking or excusing by either party of a previous default of the other shall be taken to operate as a waiver of any subsequent default or continuing default, or to in any way defeat or affect the rights and remedies of the non-defaulting party.

Notice

14. Any notice to be given pursuant to this Memorandum of Understanding shall be in writing and may be delivered personally or sent by prepaid mail. The addresses of the parties for the purpose of notice shall be the addresses hereinbefore set out. If notice is delivered personally it may be left at the addresses in the same manner as ordinary mail is left by Canada Post and shall be deemed received when delivered. If notice is mailed it shall be deemed received five (5) days after mailing. Any party may at any time give notice in writing to the other of any change of address and from

and after the receipt of notice the address therein specified shall be deemed to be the address of such party for the giving of notice.

General

15. This Memorandum of Understanding will bind and benefit each party to this Agreement, and its respective successors, administrators, employees, agents, and contractors.
16. If any portion of this Memorandum of Understanding is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and a decision that it is invalid shall not affect the validity of the remainder of this Agreement.
17. This Memorandum of Understanding does not bind City Council in any way to the approval of any future rezoning.
18. This Memorandum of Understanding shall be governed by and construed in accordance with the laws of the Province of British Columbia.
19. Waiver by the City of any breach of any term, covenant or condition of this Memorandum of Understanding by BMID must not be deemed to be a waiver of any subsequent default by BMID. Failure by the City to take any action in respect of any breach of any term, covenant or condition of this Memorandum of Understanding by BMID must not be deemed to be a waiver of such term, covenant or condition.

As evidence of their agreement to be bound by the above terms, the parties each have executed this Memorandum of Understanding on the respective dates written below:

CITY OF KELOWNA by its authorized signatories:)
)
_____))
Name:) C/S
)
_____))
Title:)
)
_____))
Date)
)

BLACK MOUNTAIN IRRIGATION DISTRICT
by its authorized signatories:)
) C/S
_____))
Name:)
)
_____))
Title:)
)
_____))
Date)
)

Schedule A

Future Recreational Trail Plan

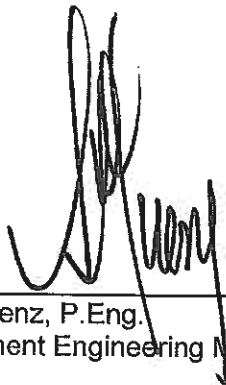


CITY OF KELOWNA
MEMORANDUM

Date: February 27, 2013
File No.: Z13-0009 (Treatment Plan)
To: Land Use Management (JM)
From: Development Engineering Manager (SM)
Subject: 2458 Joe Riche Road –Lot 8 & 19 Plan 1991 and lot D Plan 80286 Sec.23,
Twp. 26, ODYD

The Development Engineering comments and requirements regarding this rezoning application for the construction of a domestic water treatment plan are as follows:

1. General.
 - a) The requested zone does not compromise any Municipal Infrastructure.



Steve Muenz, P.Eng.
Development Engineering Manager

B²