



REGIONAL
DISTRICT
NORTH
OKANAGAN

STAFF REPORT

TO: Board of Directors

FROM: Planning Department

SUBJECT: Zoning Amendment Bylaw No. 2838, 2019

File No: 19-0350-C-RZ

Date: July 27, 2023

RECOMMENDATION:

That Zoning Amendment Bylaw No. 2838, 2019 which proposes to rezone the property legally described as The NE ¼ of the SE ¼ of Sec 20, Twp 5, ODYD and located at Wallace Road, Electoral Area “C” from the Non-Urban (N.U) zone to the Country Residential (C.R) zone be given Second Reading and be forwarded to a Public Hearing; and further,

That the Public Hearing for Zoning Amendment Bylaw No. 2838 be delegated to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*; and further,

That Final Adoption of Zoning Amendment Bylaw No. 2838 be withheld until the applicant has:

1. registered a covenant against the title of the subject property which would prohibit subdivision of the property until a professional hydrologist has verified that all wells proposed to service all new lots are proven to meet the quantity and quality standards of the Regional District of North Okanagan Subdivision Servicing Bylaw No. 2600 and that the extraction of water from the wells will not negatively impact the water supply of neighbouring wells.
2. made suitable arrangements with the Regional District to secure a corridor through the southwest corner of the subject property that would support the expansion of the BX Creek Trail.

BACKGROUND:

The subject application proposes to rezone a 16.19 ha property located at Wallace Road from the Non-Urban (N.U) zone to the Country Residential (C.R) zone. If successful in rezoning the property, the applicant is proposing a six (6) lot subdivision.

At the Regular Meeting held on September 18, 2019, the Board of Directors considered the application and gave First Reading to the associated Zoning Amendment Bylaw No. 2838. The Board also resolved that Second Reading of Zoning Amendment Bylaw No. 2838 be withheld until the applicant has provided a water study which takes into consideration the potential to service the full build-out potential of the subject property (7-8 lots) in accordance with the provisions of the Regional District Subdivision Servicing Bylaw No. 2600 and the impact the use of groundwater supplies could have on existing wells in the neighbourhood and the local aquifer.

At the Regular Meeting held on July 20, 2022, the Board of Directors endorsed a report from Golder Associates Ltd. titled “Keddleston Groundwater Study – Phase 2” and dated June 29, 2022. After considering the report, the Board passed the following resolution:

That staff be directed to bring back a report on the implications of the recommendations contained in the report on in-process land use applications for properties in Electoral Area “C”.

In follow-up to the Board resolution passed on September 18, 2019, the applicant submitted a report from Associated Engineering Ltd dated May 2022. The report states that a study was completed to assess groundwater availability for the property. The report states it is “reasonable to assume that there is sufficient groundwater available from either the surficial aquifer or the bedrock aquifer underlying the site to provide domestic use water supplies for 7-8 lots” and that “any impacts on neighbouring water supply sources from groundwater use from wells constructed at the site would be negligible.”

At the Regular Meeting held on December 14, 2022, the Board considered the application along with the above noted report from Associated Engineering Ltd, the Phase 2 Keddleston Groundwater Study and other in-process land use applications for properties in Electoral Area “C”. After considering the application and the reports, the Board resolved that further consideration of the application be withheld until the applicant has submitted a hydrogeological report that provides an evaluation of how the proposal aligns with the findings and recommendations of the Keddleston Groundwater Study – Phase 2 and which demonstrates:

1. that groundwater sources would be available to service the full buildout potential of the subject property (8 lots) in accordance with the provisions of Subdivision Servicing Bylaw No. 2600; and
2. that the use of the groundwater supplies would not have a negative impact on the use of existing wells that obtain water from Aquifers 349 and 351.

DISCUSSION:

In follow-up to the Board resolution passed on December 14, 2022, the applicant has provided the attached report from Associated Environmental Consultants Inc dated July 14, 2023. The report takes into account the Golder Report – Phase 2 and provides a comparison of the findings of the assessment for the subject property against the findings and recommendations contained within the Golder Report. The report concludes that “groundwater sources would be available to service the full buildout potential of the subject property (eight lots) in accordance with the provisions of Subdivision Servicing Bylaw No. 2600” and that “the use of groundwater supplies would not have a negative impact on the use of existing wells that obtain water from Aquifers 349 and 351.”

The Planning Department suggests that the applicant has satisfied the Board requirement relating to groundwater availability and the proposal can therefore be given Second Reading.

Staff recommend that a water supply covenant be registered as a condition of rezoning the property to ensure that wells are drilled and tested on each property at the time of subdivision. In its current form, the Subdivision Servicing Bylaw would permit the subdivision of the property based on the submission of a hydrologist report and the registration of a covenant which requires that water supplies be proven at the time of Building Permit. Subdivision Servicing Amendment Bylaw No. 2930, 2022 proposes to amend the Subdivision Servicing Bylaw by removing this as an option for proof of water at the time of subdivision for properties within Electoral Area “C”. This option is proposed to be removed for subdivisions in Electoral Area “C” due to concerns related to groundwater availability and sustainability of the resource.

BX Creek Trail

In their referral response on the subject application, the Parks Department requested the dedication of a corridor through the southwest corner of the subject property to support the expansion of the BX Creek Trail. The Electoral Areas "B" and "C" Official Community Plan includes policies which support the expansion of the BX Creek Trail and the need to develop local trails to enhance connectivity between existing and future parks and to other trails.

To address this matter, staff recommend that Final Adoption of Zoning Amendment Bylaw No. 2838 be withheld until the applicant has made suitable arrangements with the Regional District to secure a corridor through the southwest corner of the subject property that would support the expansion of the BX Creek Trail.

Public Hearing

As the subject property is located within Keddleston Groundwater Study Area, it is recommended that Zoning Amendment Bylaw No. 2838 be forwarded to a Public Hearing. This would afford persons that believe they may be affected by the proposal an opportunity to provide comment directly to the Board of Directors. However, as Bylaw No. 2838 is consistent with the policies and land use designation of the Electoral Areas "B" and "C" Official Community Plan, the Board could decide not to hold a Public Hearing and to instead provide notice in accordance with the new provisions of Section 467 of the *Local Government Act* advising the public that the Board of Directors would be considering giving First Reading to Zoning Amendment Bylaw No. 2838 at a future meeting. To do this, First Reading of Bylaw No. 2838 would have to be rescinded as the Bylaw has already received First Reading.

Submitted by:



Jennifer Miles, RPP, MCIP
Planner II

Reviewed by:



Greg Routley
Deputy Planning Manager

Endorsed by:



Rob Smailes, RPP, MCIP
General Manager, Planning and Building

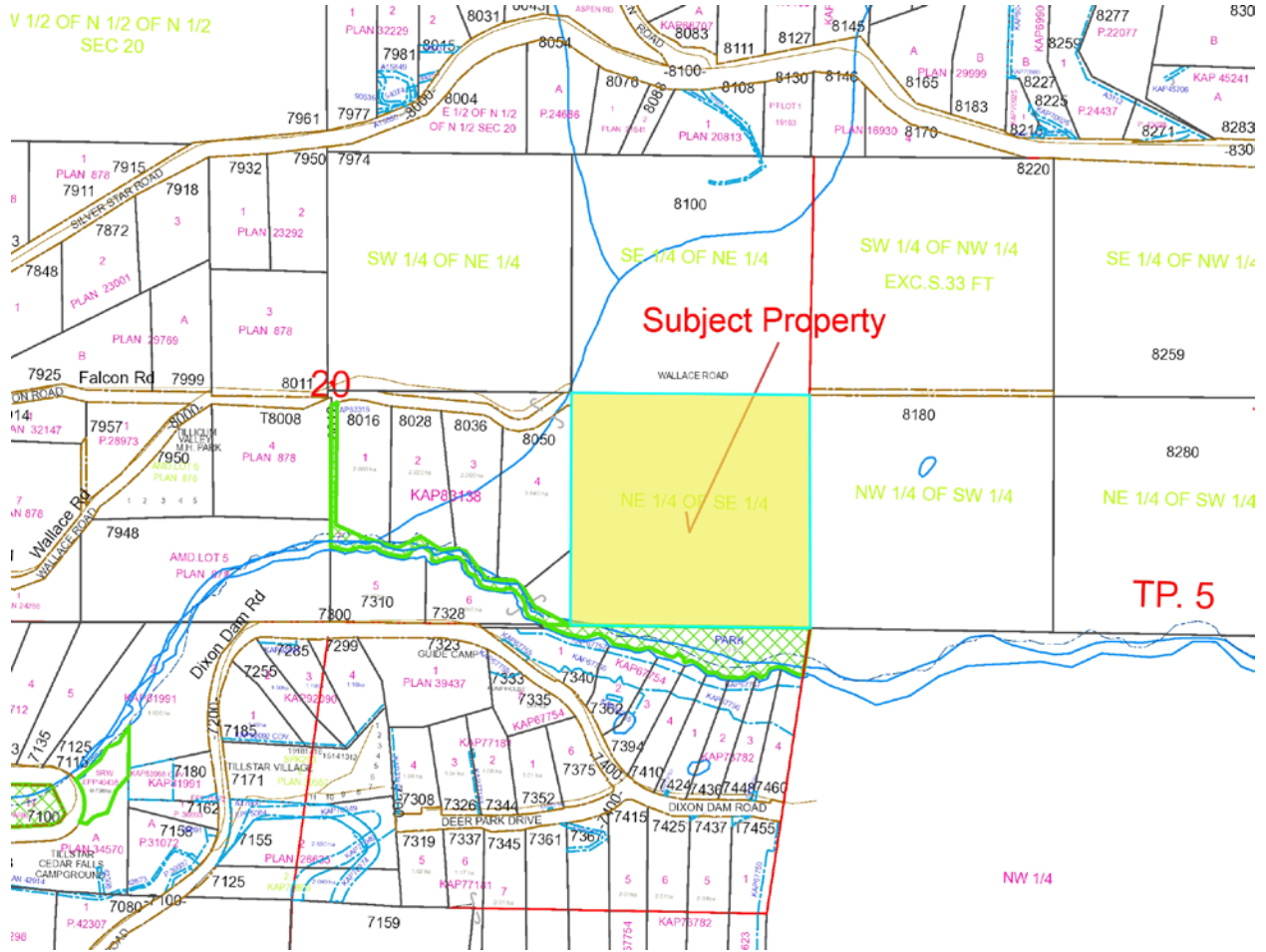
Approved for Inclusion:



David Sewell
Chief Administrative Officer

SUBJECT PROPERTY MAP

File: 19-0350-C-RZ
Owner/Applicant: Down's Enterprises c/o Monashee Surveying
Location: Wallace Road





SKETCH PLAN TO ACCOMPANY APPLICATION FOR-

THE NORTHERLY EAST 1/4 OF THE SOUTHERLY EAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, DIVISION TALE DISTRICT

SCALE 1:2500
ALL DISTANCES ARE IN METERS.
CONTOURS ARE FROM MAPPING AND ARE AT 5m INTERVALS

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF JOHN'S ENTERPRISES LTD. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
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DATED: SEPTEMBER 6, 2018
DRAWING: 6932 SITE PLAN.dwg

3710A, 32nd Street
Tel: (506) 548 8990 Fax: (506) 548 9912

SHEET 1 OF 1 SHEETS

SW 1/4 OF THE NE 1/4 SEC 20

SE 1/4 OF THE NE 1/4 SEC 20

SW 1/4 OF THE NW 1/4 SEC 21

NW 1/4 OF THE SW 1/4 SEC 21

SOUTH 33ft of SW4 of the NW4 Sec. 21

DISTRICT LOT 3852

WALLACE ROAD

20m WALLACE ROAD DEDICATION

PARK

DIXON DAM ROAD

LOT 4

LOT 2

LOT 3

LOT 4

LOT 5

LOT 4

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Date: July 14, 2023 **File:** 2021-8063
To: Dustin Down, Down's Enterprises Ltd. **Page:** Page 1 of 6
From: Steven Colebrook, M.Sc., and Marta Green, P.Geo
Project: Water Supply Study for Wallace Road, Vernon
Subject: Keddleston Phase 2 GW Study Review - Rev1

1 INTRODUCTION

In June 2022, Associated Environmental Consultants Inc. (Associated) submitted a desktop-based water supply study report¹ to Down's Enterprises Ltd. to support their rezoning application for the property (the Property), located on Wallace Road, Vernon, BC (PID 013-569-368). The report assessed the likelihood of groundwater availability for domestic use at the Property for up to eight future lots. It was prepared to satisfy the requirements of the Regional District of North Okanagan (RDNO) Subdivision Servicing Bylaw No. 2600, 2013, which requires an assessment of the impact of using new groundwater supply wells at the Property could have on existing wells in the neighbourhood and on the local aquifer. The report was subsequently submitted to the RDNO as part of the rezoning application.

Following consideration of the rezoning application, the RDNO sent a letter to Down's Enterprises Ltd. (dated December 15, 2022, file no. 19-0350-C-RZ) stating:

"Your Rezoning application for the above described property was considered by the Board of Directors on December 14, 2022. After considering your application, the Board resolved that further consideration of the associated Zoning Amendment Bylaw No. 2838, 2019 be withheld until you have submitted a hydrogeological report that provides an evaluation of how your proposal aligns with the findings and recommendations of the Keddleston Groundwater Study – Phase 2 and which demonstrates:

1. That groundwater sources would be available to service the full buildout potential of the subject Property (eight lots) in accordance with the provisions of Subdivision Servicing Bylaw No. 2600; and
2. That the use of groundwater supplies would not have a negative impact on the use of existing wells that obtain water from Aquifers 349 and 351."

Down's Enterprises Ltd. retained Associated to address this request from the RDNO. This memo presents Associated's finding and conclusions following a review of Golder Associates Ltd. (Golder) Keddleston Groundwater Study – Phase 2² with respect to the availability and use of groundwater wells at the subject Property. The purpose of the Phase 2 study was to assess the groundwater supply potential in two key areas where potential future development may occur (the central portion of the Keddleston area, and the western portion of the Keddleston area. This memo should be read in conjunction with Associated's previously submitted water supply study¹ and Golder's Phase 2 study.²

¹ Associated Environmental Consultants Inc. 2022. BX Watershed, Water Supply Study for Wallace Rd, Vernon, PID: 013-569-368. Report submitted to Down's Enterprises Ltd. on 2 June 2022.

² Golder Associates Ltd. 2022. Keddleston Groundwater Study - Phase 2. Electoral Area C, Regional District of North Okanagan, BC. Report submitted to Regional District of North Okanagan on 29 June 2022.



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Section 2 of this memo summarizes the intent and conclusions of the Phase 2 study, Section 3 presents Associated's evaluation of the significance of the findings of the Phase 2 study to potential groundwater usage at the Property, and Section 4 provides Associated's conclusions and recommendations following the review.

2 SUMMARY OF THE INTENT AND CONCLUSIONS OF THE PHASE 2 STUDY

2.1 Intent and Methods of the Phase 2 Study

The following points summarize the intent of the Phase 2 study and methods used to investigate groundwater availability:

- The purpose of the Phase 2 study was to assess groundwater supply potential in two key areas where future residential development may occur (note that the Phase 2 study area did not include the Property; see Figure 1):
 - The central portion of the Keddleston area (underlain by confined sand and gravel Aquifer 349 and bedrock Aquifer 351); and
 - The western portion of the Keddleston area (underlain by bedrock Aquifer 351).
- The Phase 2 study included an assessment of aquifer characteristics; an assessment of seasonal changes to groundwater levels, including the potential effects of seasonal pumping activities on groundwater levels; and the effects of well interference.
- The Phase 2 study involved 1) a well survey to confirm the location of wells and to obtain feedback from well owners, 2) field reconnaissance to confirm well locations and identify monitoring locations, and 3) field investigations, including instrumenting 16 selected wells to monitor groundwater levels, obtaining manual water level measurements, conducting two pumping tests (one for each aquifer), collecting groundwater samples, and surveying each water well for location and elevation. The Phase 2 study was supplemented by a review of previous investigations and reports prepared for the study area.

2.2 Conclusions and Recommendations of the Phase 2 Study

The following conclusions were made in the Phase 2 report based on the findings of the study:

- Based on the water level trends monitored during the study, groundwater concerns were identified for wells completed in bedrock Aquifer 351 in the areas of Wilson, Jackson, and upper Clearview Roads, and at the west and east ends of the study area. Groundwater concerns were typically related to relatively large seasonal fluctuations in water levels, large drawdowns during pumping, and limited available drawdown in wells.
- The same concerns were identified for two wells completed in confined sand and gravel deposits of Aquifer 349, at the south end of the Phase 2 study area.
- The findings of the Phase 2 study were consistent with Golder's 2020 study,³ which concluded additional groundwater development of Aquifers 351 and 349 is limited based on anticipated existing use and estimated recharge to the aquifer.
- Based on reports by residents to the RDNO, the potential for sustainable groundwater supply is limited along the west-central edge of sand and gravel Aquifer 349 and may be limited along the northwest edge of the aquifer.

³ Golder Associates Ltd. 2020. Keddleston Groundwater Study. Report submitted to the Regional District of North Okanagan on 31 January 2020.

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- Based on reports by residents to the RDNO, there are groundwater concerns in shallow alluvial deposits associated with the drainage areas of tributaries of BX Creek.
- No impact on groundwater level was observed in monitoring wells as a result of pumping the test wells; however, the cumulative effect of groundwater use will affect groundwater users in the western portion of bedrock Aquifer 351, and over-pumping may affect existing users.
- The Phase 2 study demonstrated the heterogeneity of bedrock Aquifer 351, reflected by the variability in yields and water level responses observed for wells in this aquifer.

Golder made the following recommendations as a result of the Phase 2 study:

- More information should be obtained to support decision-making regarding the sustainability of water supply in the Phase 2 study area and the potential for future development.
- Long-term monitoring of groundwater levels across the Phase 2 study area is required to evaluate long-term water level trends. This would allow a better assessment to corroborate the findings of the Phase 2 study.
- After review and analysis of the long-term monitoring, a numerical groundwater model should be developed for the Phase 2 study area.
- The RDNO should consider regulatory approaches to support sustainable development in the Keddleston area with respect to groundwater supply, including strengthening the current hydrogeological assessment requirements to include pumping tests and observation monitoring wells.
- The RDNO should consider designating aquifer protection development permit areas to control development in the areas where groundwater availability issues have been identified.

3 SIGNIFICANCE OF THE PHASE 2 STUDY FINDINGS TO GROUNDWATER RESOURCES AT THE WALLACE ROAD PROPERTY

Following a review of the Phase 2 study, Associated notes the following points with respect of the findings of the Phase 2 study and how they relate to the Property:

- The Phase 2 study area focused on an area to the north and west of the Property. At the closest point, the Phase 2 study area is approximately 700 m north from the border of the Property. The Property is therefore located outside the Phase 2 study area and, thus, no information on aquifer characteristics or groundwater availability in the area of the Property was considered in the Phase 2 study. This reduces the relevance of the findings of the Phase 2 study to the Property.
- The focus of the Phase 2 study was on bedrock Aquifer 351 and, to a lesser extent, sand and gravel Aquifer 349. The Property is located in an area where only sand and gravel Aquifer 349 has been provincially mapped. No bedrock aquifers have been mapped below the Property. While Associated previously assessed,¹ based on a review of well logs in the area, that bedrock below the subject Property should be part of bedrock Aquifer 351, the assessments and findings undertaken on Aquifer 351 and Aquifer 349 with respect to groundwater availability in the Phase 2 study did not consider the Property area.
- The main area in bedrock Aquifer 351 that the Phase 2 study identified as having limited groundwater availability is located to the northwest of the Property in the Wilson, Jackson, and upper Clearview Roads area. Other areas of similar concern to the east and west were also identified. These areas are located approximately 1 km away or



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further to the north and northwest of the Property. Based on the groundwater elevation contours for Aquifer 351 presented in the Phase 2 report, in conjunction with relative ground elevations, bedrock groundwater levels on the Property are likely to be found at a lower elevation (i.e., downgradient) than the groundwater levels encountered in the areas identified as having limited availability. Given the distance and respective groundwater elevations, it is unlikely that groundwater extraction for domestic use from the bedrock aquifer (which Associated considers to be part of Aquifer 351) beneath the Property would have any impact on groundwater in the areas that the Phase 2 study considered to have limited availability. This is further corroborated by a lack of any well interference observed between bedrock pumping wells and monitoring wells during the Phase 2 study.

- The Phase 2 study did not discuss the water level trends observed in long-term monitoring well 311, constructed to monitor the water level in Aquifer 351 as part of the provincial groundwater monitoring network. This monitoring well is the closest long-term monitoring well of Aquifer 351 to the Property, located approximately 1.8 km west of the Property. As documented in Associated's 2022 report¹ this monitoring well does not indicate falling groundwater levels in Aquifer 351; in fact, water levels are shown to have increased over the last 10 years and are at the highest levels recorded since 1992. During the Phase 2 study, groundwater levels were monitored only over a period of 7 months, from May to December 2021, and variable trends were observed in groundwater level data. Limited conclusions should be made using this short-term data, particularly regarding water availability.
- The Wilson, Jackson, and upper Clearview Roads area that was identified as having limited groundwater availability is in an area of low hydraulic conductivity (confirmed by pumping tests during the Phase 2 study and the results of previous pumping tests in the area), large water level drawdowns (likely due to the low hydraulic conductivity/lack of fractures), and the presence of dry wells (also likely reflecting a limited fracture network in the bedrock at this location). The Phase 2 study recognized the heterogeneity of bedrock Aquifer 351, demonstrated by the variability of well yields and water level responses observed; as such, conclusions from this area should not be extended to other areas without further study.
- The Property is located close to a mapped geological fault, which was not discussed in the Phase 2 study as the Property is outside the Phase 2 study area. This fault has potentially resulted in increased fracturing of the bedrock close to the fault, resulting in an area of higher hydraulic conductivity and increased well yields. This is observed in the estimated well yields of bedrock wells located within 500 m of the Property, as noted in Associated's 2022 report,¹ which indicate an average and geometric bedrock well yield of 116 m³/d (21.3 USgpm) and 80 m³/d (14.7 USgpm), respectively. The pumping tests conducted during the Phase 2 study on bedrock wells in the Keddleston area were tested at a rate no higher than 16.4 m³/d (3 USgpm), presumably due to low well yields and excessive water level drawdown at higher pumping rates.
- The Phase 2 study relies on the groundwater use estimates in the Golder 2020 study³ water balance to conclude that water availability may be limited for the whole of Aquifer 351, basing this conclusion on groundwater use for irrigation and domestic purposes using lower- and upper-bound water use estimates and estimated recharge. At the lower-bound estimates, 60% of water is withdrawn relative to recharge to Aquifer 351, while at the upper-bound estimates, 188% of water is withdrawn relative to recharge. While it is only one monitoring point, the long-term monitoring of well 311 shows an increase in groundwater levels, indicating that more water is entering the aquifer than is leaving.
- While there may be areas of bedrock Aquifer 351 that have limited groundwater availability, it is Associated's view, based on the data available, that this should not be extrapolated across the whole aquifer, especially as the data

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demonstrate the heterogeneity of the bedrock aquifer. This is particularly true with respect to the Property, which is located outside the Phase 2 study area, in an area where nearby bedrock well yields indicate a higher hydraulic conductivity (i.e., a better fracture network) and higher potential for groundwater availability.

- There was limited investigation of Aquifer 349 during the Phase 2 study, with only two wells available for monitoring, both of which are located over 1.5 km west of the Property and close to the mapped western edge of the aquifer. It is therefore unreasonable to expect the groundwater observations made during the Phase 2 study for these wells to reflect Aquifer 349 below the Property. The Phase 2 study states that "there is variability in the groundwater potential of Aquifer 349, and the potential for a sustainable groundwater supply is limited along the west-central edge of the Aquifer 349." While this may be true for the aquifer location monitored, this should not be the basis to rule out water availability in the rest of the aquifer. Associated notes that in 2020, Golder assessed that Aquifer 349 had higher relative potential for groundwater supply than Aquifer 351, with water balance estimates of between 13 and 42% groundwater withdrawal relative to recharge at the lower- or upper-bound estimates of groundwater withdrawal, suggesting water availability from the aquifer.
- The recommendations in the Phase 2 study initially focused on the RDNO considering regulatory approaches to support development in the Keddleston area, such as including pumping tests to demonstrate evidence of groundwater supply before approving new development. The study also recommended that aquifer protection development areas be designated for those areas identified as having limited groundwater availability. As discussed earlier in Section 3, the Property is outside the Phase 2 study area and some distance from the areas of limited groundwater availability that were identified; therefore, it should not be affected by these regulatory approaches, should they be established.

4 CONCLUSIONS AND RECOMMENDATIONS

Based on a review of the Phase 2 study, Associated concludes that the conclusions and recommendations presented in Associated's 2022 report remain valid, those being:

- It is reasonable to assume sufficient groundwater is available to provide a domestic water supply for the up to eight proposed lots on the Property, from either a surficial deposit aquifer or bedrock aquifer underlying the Property.
- The bedrock aquifer beneath the site is considered the more likely aquifer to provide water supply to future properties on the Property, although a combination of wells constructed in the surficial deposits and bedrock may be possible.
- Well interference on neighbouring groundwater supply sources is likely negligible.

The Property is outside the Phase 2 study area and some distance from the areas of limited groundwater availability that were identified; therefore, it should not be affected by the regulatory approaches proposed in the Phase 2 study, should they be established.

Consequently, Associated concludes that the previously submitted hydrogeological assessment¹ meets the requirements of the current RDNO Subdivision Servicing Bylaw 2600, 2013, demonstrating:



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1. That groundwater sources would be available to service the full buildout potential of the subject Property (eight lots) in accordance with the provisions of Subdivision Servicing Bylaw No. 2600; and
2. That the use of groundwater supplies would not have a negative impact on the use of existing wells that obtain water from Aquifers 349 and 351.

Thus permitting the Property to be rezoned to allow for the potential future development of up to eight lots.

5 CLOSURE

This memo was prepared for Down's Enterprises Ltd. to provide a review of the Keddleston Groundwater Study – Phase 2 report with respect to groundwater resources at their property located on Wallace Road, Vernon, BC (PID 013-569-368).

The services provided by Associated Environmental Consultants Inc. in the preparation of this memo were conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practising under similar conditions. No other warranty expressed or implied is made.

Respectfully submitted,
Associated Environmental Consultants Inc.

Prepared by:

Steven Colebrook, M.Sc.
Environmental Scientist

Reviewed by:

Marta Green, P.Geo. 2023-07-14
Senior Hydrogeologist

Associated Environmental
EGBC Permit To Practice #1001754

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 2838

A bylaw to rezone lands and amend the Zoning Map attached to the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 to change a zone designation

WHEREAS pursuant to Section 479 [Zoning bylaws] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, divide the whole or part of the Regional District into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS the Board has created zones, named each zone, established boundaries for these zones and regulated uses within those zones by Bylaw No. 1888, being the “*Regional District of North Okanagan Zoning Bylaw No. 1888, 2003*” as amended;

AND WHEREAS, pursuant to Section 460 [*Development approval procedures*] of the *Local Government Act*, the Board must, by bylaw, define procedures under which an owner of land may apply for an amendment to a Zoning Bylaw and must consider every application for an amendment to the bylaw;

AND WHEREAS the Board has enacted the “*Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2677, 2018*” as amended to establish procedures to amend an Official Community Plan, a Zoning Bylaw, or a Rural Land Use Bylaw, or to issue a Permit:

AND WHEREAS the Board has received an application to rezone property;

NOW THEREFORE, the Board of the Regional District of North Okanagan in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as “**Zoning Amendment Bylaw No. 2838, 2019**”.

AMENDMENTS

2. The property legally described as The NE ¼ of the SE ¼ of Sec 20, Twp 5, ODYD and located at Wallace Road, Electoral Area “C” is hereby rezoned from the ***Non-Urban [N.U] zone*** to the ***Country Residential [C.R] zone***.
3. The Zoning Map, being Schedule “A” to *Zoning Bylaw No. 1888, 2003* is hereby be amended accordingly.

Read a First Time	this	18th	day of	September, 2019
Read a Second Time	this		day of	, 2023
Advertised on	this		day of	, 2023
	this		day of	, 2023
Public Hearing held	this		day of	, 2023

Read a Third Time this day of , 2023

Approved by Minister of Transportation and Infrastructure this day of , 2023
[Transportation Act s. 52(3)]

ADOPTED this day of , 2023

Chair

Corporate Officer