

City of Kelowna

It's your neighbourhood

Application No: OCP13-0007 / Z13-0008
Applicant: Black Mountain Irrigation District



(N of) Joe Riche Rd (Off of) Joe Riche Rd; 2458 Joe Riche Rd
An application to develop a future reservoir facility for Black Mountain Irrigation District. A rezoning is required from A1 - Agriculture 1 to P4 - Public Utilities.

Get involved and have your say



Email
msteppuhn@kelowna.ca



Phone
250-469-8586



Online
kelowna.ca/currentdevelopments



Applicant's Information Meeting
Monday, July 21 & Monday July 28
3:00 - 8:00 pm
Black Mountain Golf Course Clubhouse
575 Black Mountain Drive



Black Mountain Reservoir Rezoning Information Meeting



Black Mountain Reservoir Rezoning





1.0 Black Mountain Reservoir – What the reservoir provides...

The Black Mountain Reservoir will be a low-elevation raw water storage reservoir situated in the Gopher Creek valley. It would be supplied by gravity with water from Mission Creek and at full pool, it would hold up to 5,400 mega-litres of water. The south dam height will be 33 metres and the north dam will be 21 metres high. The reservoir is necessary for the following reasons:

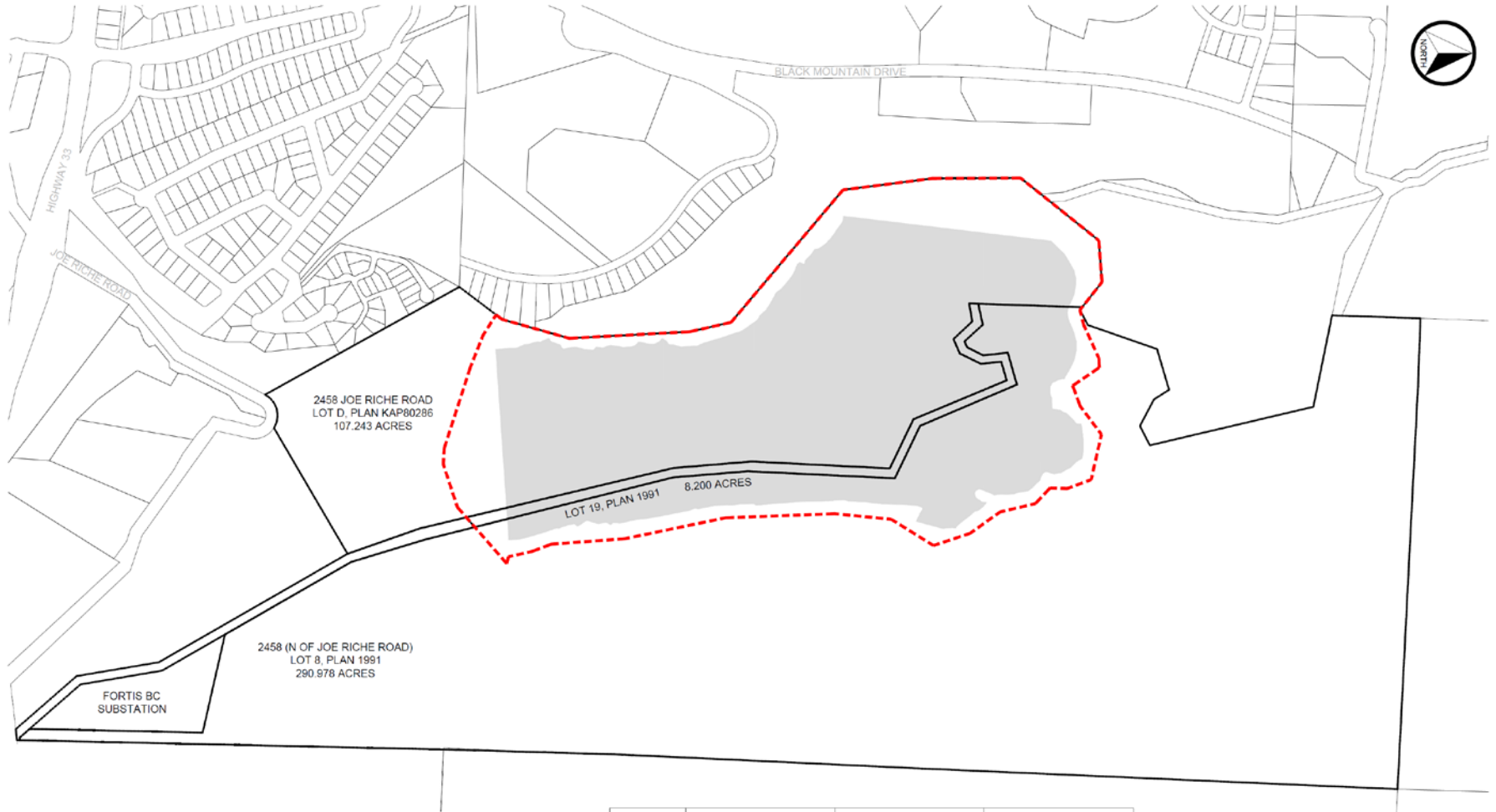
- ❑ It allows BMID to withdraw and store the highest quality water from Mission Creek;
- ❑ There would be reduced reliance upon the BMID water treatment plant;
- ❑ As per the Kelowna Integrated Water Supply Plan, it is the only long term upland domestic water source (not from Okanagan Lake).

2.0 Existing Land Use – Aerial View



3.0 Proposed Rezoning

Of 385 acres with 355 as A-1 (Agriculture), rezone 119 acres to P-4 (Utility)



LEGEND

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

LOT	TOTAL AREA (acres)	EXISTING ZONING (acres)	PROPOSED ZONING (acres)
LOT D	107.243	A-1 107.243 P-1 0.000	A-1 125.047 P-1 82.196
LOT 19	8.423	A-1 8.423 P-1 0.000	A-1 6.159 P-1 2.264
LOT 8	270.717	A-1 270.717 P-1 0.000	A-1 236.105 P-1 34.612

FIGURE B
BLACK MOUNTAIN IRRIGATION DISTRICT
PROPOSED LAND RE-ZONING
SCALE: NTS

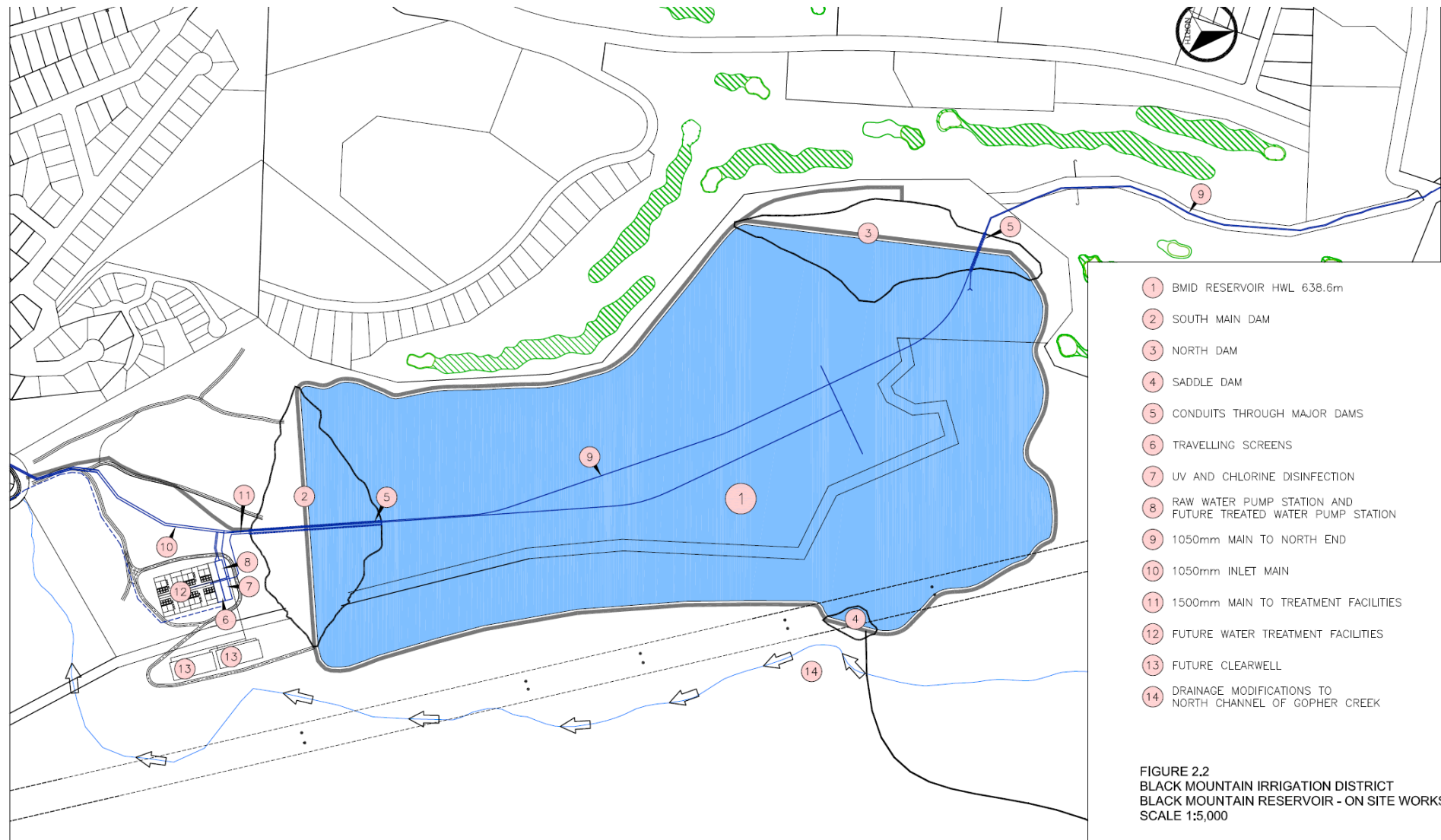




4.0 History of Site

- ❑ 1949 – Identified by Prairie Farm Rehabilitation Act as probable reservoir site. Low level water supply was developed on Mission Creek at 8-mile Ranch with this in mind;
- ❑ 1975 - Pre-Design- Klohn Leonoff - First design document of many
- ❑ 1985 - BMID Board purchase 385 acre parcel for \$135,000
- ❑ 1991 - Preliminary Design Report – Thurber Consultants
- ❑ 2003 - Approval from Agricultural Land Commission for use of land for reservoir
- ❑ 2007 - BMID purchases pipe works for project and begins preparation
- ❑ 2008 - Project Excluded from Prov. Environmental Impact Assessment process
- ❑ 2010-14 Transmission main construction to the UV Site
- ❑ 2014 - Rezoned UV site from A-1 to P-4 (30.6 acres), approved by City

5.0 On-Site Land Use – Infrastructure Components





6.0 Reservoir Impacts

- ❑ Dam Rating of “Extreme”- Rating will be at the highest level due to the height, volume of water retained, downstream property value, and downstream residence population;
- ❑ Earthquake Rating: Design will be required to be to the highest standard for earthquakes (Probable Maximum Earthquake);
- ❑ Flood Risk-Drainage: Minimal risk of flood as all surface flow into the reservoir is controlled by BMID. A surrounding surface runoff from shoulders of Black Knight Mountain is diverted around the reservoir via ditches to the south and east;
- ❑ Seepage: Would be monitored, controlled and pumped back to the reservoir to minimize impact on lower Gopher Creek (south) and on Francis Brook (north);
- ❑ Soils Management: Stripping of topsoil out of the valley floor will result in approximately 100,000 cubic meters of organic topsoil for use on-site and other locations as permitted by City and ALC to improve agriculture in the region;



7.0 Project Considerations

- ❑ **Regional Integration:** This project is an integral part of the Kelowna Integrated Water Supply Plan. This reservoir forms storage for the only upstream (not from Okanagan Lake) long term domestic water source. The reliability of having more than one source in the long term is prudent planning;
- ❑ **Expenditures to Date:** BMID has expended \$9,100,000 on large diameter steel transmission main purchase and coatings, and installation;
- ❑ **Construction to Date:** Transmission main works have been completed up to the UV building site to be located on the south east slope of the Gopher Creek valley;
- ❑ **ALC Approval:** The land has been approved for reservoir use by the Agriculture Land Commission as an acceptable alternative use within the Agricultural Land Reserve;
- ❑ **Reports to Date:** Extensive work have been developed to date on hydro-geotechnical impacts, preliminary dam design, soils management, drainage, pipeline routes, visual impact assessments, environmental impact assessment, water biology, First Nations consultation, archaeology, etc.



8.0 Rezoning Feedback Mechanisms

- ❑ Fill out Rezoning Feedback form provided at this Open House;
- ❑ Drop off comments here or at the BMID office;
- ❑ Download the form on-line to BMID web site at www.bmid.ca and drop off at the BMID office
(note that all comments received by BMID will be forwarded to the City of Kelowna for their review and records)
- ❑ Contact City at the phone number or e-mail address on the signs
- ❑ As part of the rezoning process, there will be a public hearing scheduled by City of Kelowna planning staff at City Council Chambers, at which time the public will have the opportunity to address the rezoning application in front of Kelowna City Council.