

A basic question, does Peachland have enough water?

Draft discussion on water needs from PWPA

With climate disruptions like drought, heat domes, wildfires and stage four water restrictions, are we meeting the town's current water needs never mind the future demands from all the approved and proposed developments on the books?

What is the population threshold that our **current water** reservoirs, storage, delivery and treatment facility can comfortably accommodate?

What is the future population projection for Peachland?

What new developments and additions to the current water system need to be in place before we can meet this future population's needs?

Are we addressing Environmental Flow Needs?

Are we addressing potential Climate Disruption variables?

The district is counting on water conservation measures by current residents, such as not watering the lawns and trees around our homes, for the potable water supply to meet demand from this proposed increase in population from 5000 to? How will we keep the tree root system alive around our hillside homes that prevents slides during heavy rains if we can't water the trees?

What are costs in 2022 dollars for these updates to the water system?

How does Peachland propose to pay for these improvements to the water system for increased demands?

Are future water needs being budgeted for today?

How many developments are currently on the books with the Planning department?

<https://www.peachland.ca/cms/wpattachments/wpID1280atID3731.pdf>

How many residents may potentially be added? (PWPA's very rough estimate is **11,367 INCREASE**)

Today's numbers posted on the district website show:

PENDING PROJECTS:

Rough estimate of a total of 185 projects

100 say 'Units'

81 just say 'Lots'

4 just say 'multiple-unit residential development unspecified numbers of lots or units'

Lots 81, Units 100 and 4 other multiple-unit residential development unspecified numbers of lots or units, =185 at an average family of **2.2 persons** per unit, MINIMUM increase of population of **407**

They include:

42-lot subdivision.

23 dwelling units.

49 tourist accommodation units.

a multiple-unit residential development. 5948 Hwy 97

a multiple-unit residential development. (Clements)

five Single Detached Residential (R1) lots.

a mixed-use building with commercial units at grade and approximately 28 residential units (Lakeview and 13th)

a townhouse development and to close McKay Lane for the purpose of land disposition.

a multiple residential development 4607 Princeton

three R-1 Single Detached Residential lots Lipsett

ten Single Detached Residential (R-1) lots. Victoria

nine R2 zoned lots. Morrison ridge

nine R-1 zoned residential lots. Drought Road

15-unit Buchanan neighbourhood development

APPROVED PROJECTS:

Rough estimate of a total of 185 projects

4,856 say 'Units'

0 just say 'Lots'

1 just says 'mixed use building'

Lots 0, Units 4,856 and 1 other mixed-use building = 4,857 at an average family of 2.2 persons per unit, MINIMUM increase of population of **10,685**

They include:

1 mixed use building. 4316 Beach

56-units in 14 townhouse style buildings- Princess Street

2,100 residential dwelling units Ponderosa Developments

2,600 to 2,800 residential units New Monaco (will use 2,700 for argument)

MISSING info:

124 say 'Units'

0 just say 'Lots'

1 Trepanier Manor

Lots 0, Units 124 and 1 hotel mixed-use building 125 at an average family of 2.2 persons per unit, MINIMUM increase of population of **275**

They include:

Proposed 58-unit Hotel and 20 Single Family Cottages

Does it include Todd's site 46 units on the current RV site, at 3976 Beach Avenue.

Also, Trepanier Manor Project, unclear if it is counted anywhere?

Total potential **MINIMUM** population to Peachland could be 407 PENDING+ 10,685 APPROVED + 275 MISSING from website but that we know 'exist' and any other number of developments not listed = **11,367 INCREASE**

If all approved and built, this more than doubles are current population (5,428, in 2016 census) and brings us close to the 19,000 estimates for 2034, are we building a new WTP in 12 years to supply 16,795 residents, farms and businesses?

Is this prudent?

Is this realistic?

There are a number of additional development proposal pre-application meetings and discussions taking place with staff that have not been noted in this listing. Developer confidentiality is respected at the inquiry stage of development. These items will be added to the listing once a formal application has been made and a file has been established.

Peachland has historically consistent population growth, 51 person per year move to or are born in Peachland, growth is much slower than the rest of the Okanagan.

This is from initial conversations emails, and queries from Peachland residents and our members, PWPA will meet in May to discuss further and finalize list of questions.

Thank you for your consideration,

Taryn Skalbania

On behalf of PWPA Outreach