

Join us for some septic tank talk!

Enter to win
a free septic
tank pump-out
valued at
\$280!



Septic Tank Social Open Houses: Presentation of Preferred Options for your Area

Join us for an open house and presentation:

- Give your feedback on the preferred options to manage septic tanks, sewers and liquid waste for your area for the next 20 years or more
- Visit displays to learn more about septic tank care and maintenance to help protect your septic tank – and your pocketbook!
- Enjoy refreshments and connect with your neighbours
- Enter our draw for one of two free septic tank pump-outs by Action Septic Pumping, valued at approximately \$280 each!
- Open house and displays start at 6:00 pm with presentation at 7:00 pm

September 30

**Ellison Heritage School
Community Hall**

**Open House: 6 P.M. to 7 P.M.
Presentation: 7 P.M. to 8 P.M.**

October 1

**Joe Rich
Community Hall**

**Open House: 6 P.M. to 7 P.M.
Presentation: 7 P.M. to 8 P.M.**

While talking about septic tanks and sewer systems may not seem very exciting, ensuring they are working right and planning for the future is key to a healthy environment and a healthy pocketbook!

Over the past year and a half, the Regional District of Central Okanagan (RDCO), in partnership with a local advisory committee of concerned residents and agencies, has been working to develop a Liquid Waste Management Plan (LWMP) for Central Okanagan East Electoral Area. This involves looking at various options to manage wastewater – the liquids that go down our drains from our sinks, showers, toilets and other appliances – in order to protect human and environmental health and water quality.

After incorporating feedback from last year's open houses

held in Joe Rich and Ellison where close to 100 residents reviewed all possible options, as well as more detailed input from the advisory committee, the preferred options for managing liquid waste in your neighbourhood for the next 20 years are ready for your feedback!

Come to our 'Septic Tank Social' Open House and Presentation

Join us at one of two open houses being held to provide more information about the options for the future of liquid wastes in your neighbourhood, hosted by the Regional District of Central Okanagan. The 'Septic Tank Social' Open Houses will be held from 6:00 pm to 8:00 pm on Tuesday, Sept. 30th at the Ellison Heritage School Community Hall and Wednesday, Oct. 1st at the Joe Rich Community Hall.

View displays, enjoy refreshments, meet your neighbours and learn about caring for your septic tank at the open house from 6:00 pm to 7:00 pm. A presentation on the preferred options for the area will start at 7:00 pm followed by time for questions and answers. The presentation will also include a discussion of the pros and cons and rough cost estimates for each of the proposed options.

Staff from the RDCO will be available to answer questions about the preferred options while representatives from Saura and Sons (septic system planners and installers), Action Septic Pumping and Interior Health will provide information

and answer questions about caring for your septic systems. The Waste Reduction Office folks will be on-hand with information about solid waste – recycling, composting and the new automated collection system. Plus, you can enter a draw for one of two free septic tank pump-outs provided in part with compliments of Action Septic Pumping valued at approximately \$280 each.

Learn More!

For information about the proposed options for your area, plan to attend one of the open houses or read on for an overview.



About These Options

The following provides an overview of the preferred options based on feedback received at the open houses and input from the public advisory committee. They represent the options that are considered the most suitable – technically, financially and environmentally – of the many that were reviewed over the past year and a half.

Currently, there are no known health or environmental issues in the area. The preferred options are the recommended actions **only if** and **when** sewage waste issues develop.

A complete listing of all the options considered can be found on the RDCO website at www.regionaldistrict.com. Just look for Central OK East LWMP under 'Quick Links.'

It's important to note that any of these options will only be implemented once the community requests assistance or is mandated by health or environmental concerns. For example, before an area would be connected to a sewer system, the residents would be polled and the project would only move forward if a majority of residents were in favour, or if there were an urgent health or environmental issue.

About Other Important Plans and Policies

The LWMP follows other plans and policies that guide development in the area such as:

- The Official Community Plan (OCP) for the Ellison area and the Rural Land Use Bylaw (RLUB) for the Joe Rich area
- Provincial regulations that specify that any new lots using on-site disposal must be one hectare or greater
- The Agricultural Land Reserve (ALR) that guides farmland development
- For options that propose connecting to the City of Kelowna's sewer system, the City's current sewer servicing policy requires an area to join the City in order to receive sewer service.

About the Cost Estimates

While cost estimates have been provided here for some of the options, please note that they are rough estimates based on the current situation and economy and are subject to change between now and some years into the future when any of the options might actually need to be implemented. Cost estimates are also being developed for each of the preferred options and will be presented at the open houses as well as posted on the web site.

Preferred Options for All Areas

Make No Changes

Use current systems in place. New homes would use septic tanks or existing sewer service if available. Homeowners will still have to build and/or repair and maintain septic tanks and fields or pay sewer connection and utility fees.

Provide Public Education

Provide more education on care and maintenance of your septic system to help extend its life (replacement can range upward of \$10,000), water conservation (to reduce the load on your system), and source control (what goes into your septic tank). Includes tracking pump-outs.

ESTIMATED COST: \$17 per household per year

Add Bylaws (Only needed if public education programs fail to produce results)

Add bylaws to regulate pump-outs, water conservation, source control.

ESTIMATED COST: \$10 per household per year

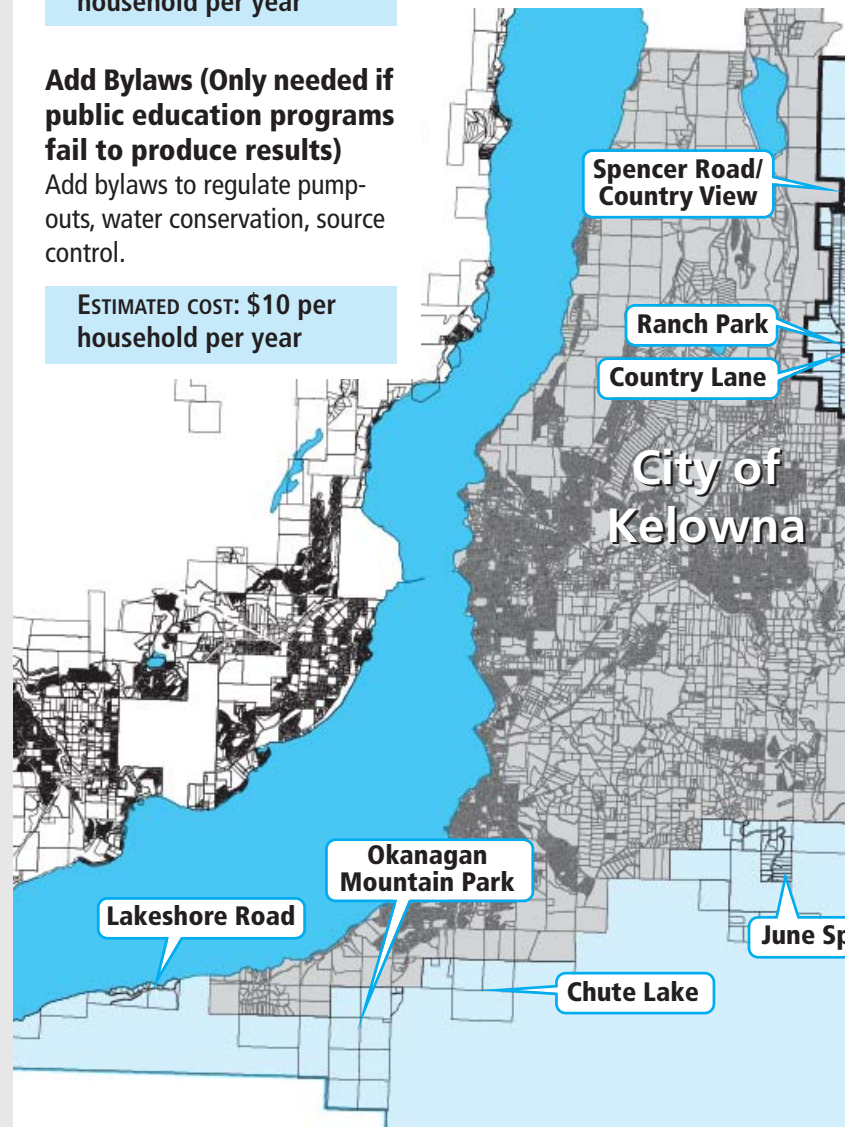
Monitor Water Quality

Set up a program to monitor streams, wells and groundwater for any water quality concerns.

ESTIMATED COST: \$7 per household per year

Stormwater Management

A Stormwater Management Plan for dealing with issues around drainage and flooding is not included in this plan and it is recommended that a needs study be done to determine the current situation. A Stormwater Management Plan would be completed in the future, likely next time the LWMP is amended.



Preferred Options for Specific Areas

Stay the Same

The following areas would remain on the same system with no change.

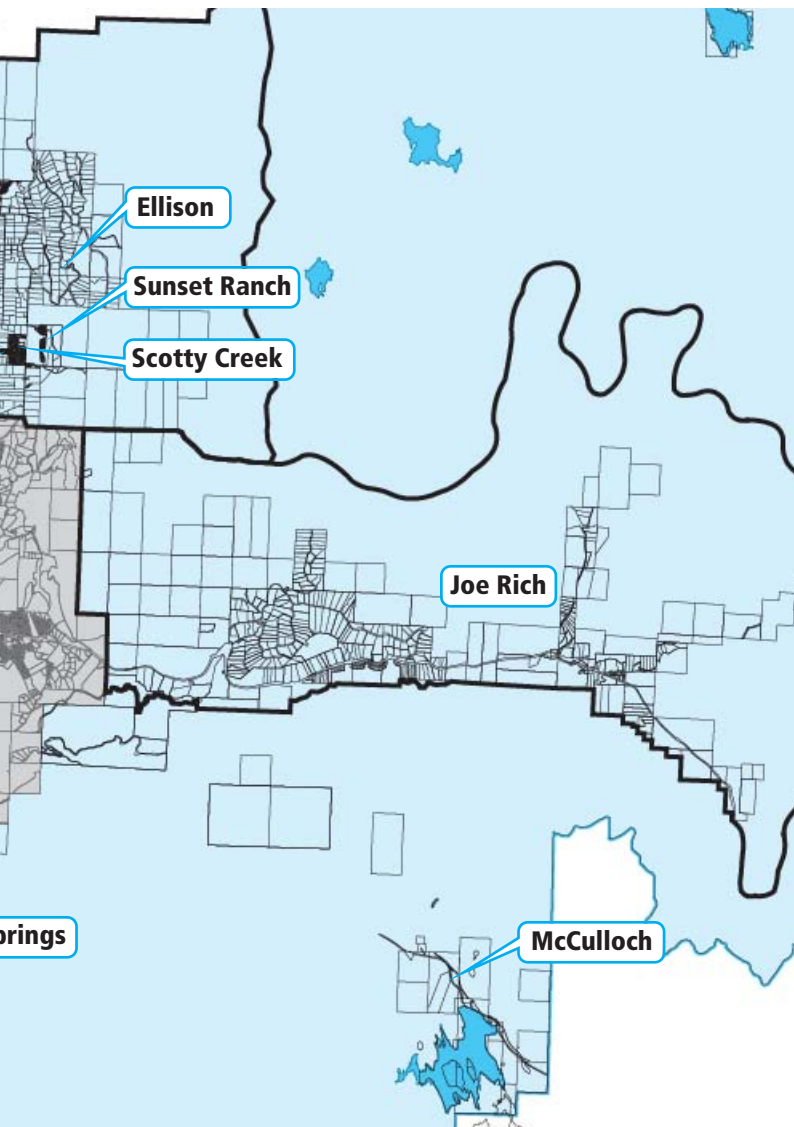
Already on City of Kelowna sewer service:

- Sunset Ranch

Maintain existing system of on-site septic tanks and fields:

- June Springs
- McCulloch
- Chute Lake
- Okanagan Mountain Park
- Southern end of Lakeshore Road
- Areas not included in options for specific areas

Please note these options would only be implemented if and when sewage waste issues or problems develop. Currently, there are no known problems or issues.



Connect to Existing City of Kelowna Sewer System

Ellison: Scotty Creek, Ranch Park Mobile Home, Country Lane and Country View

• Request sewer service from the City of Kelowna via the sewer system that already services Sunset Ranch. The sewer system was designed to handle this additional capacity when it was originally installed.

• Homes and businesses would be connected to the sewer system and wastewater pumped to the City of Kelowna's Wastewater Treatment Plant.

• Costs would include construction to connect to the nearby sewer trunk main, annual utility fees, similar to other services like water or garbage and recycling collection, and a one-time connection charge (also known as 'development cost charges' or 'latecomer's fee') to pay for a share of the sewer and wastewater treatment system. Factors that affect the cost include the number of homes to share in construction costs and the distance from the main sewer line.

• For example, here is a rough cost estimate to construct the sewer system for each area in today's dollars. These costs would be shared amongst all the residences and businesses in the area being serviced:

- Scotty Creek: \$4,643,000
- Ranch Park Mobile Home: \$890,000
- Country Lane: \$534,000
- Country View: \$1,230,000

• The cost to connect the household to the sewer system **may** be eligible for provincial grants to help reduce the costs.

• Note, under the current City of Kelowna sewer servicing policy, these options require that an area join the City in order to receive service.

Build Community Septic Systems

Joe Rich: Falcon Ridge, Greystoke/Dion Road Areas

• Have the RDCO build a community septic system that includes lift stations and sewer lines to connect each home to the system.

• Wastewater would be treated by infiltration (disposal to ground, similar to a smaller, backyard septic field).

• Costs would include construction of the community septic system, connections and utility fees. Factors that affect the cost include the number of homes to share in construction costs and the distance from the main sewer line.

• For example, here is a rough cost estimate in today's dollars to construct a community septic system for each area. Costs would be shared amongst all the residences and businesses in the area being serviced:

- Falcon Ridge: \$2,080,000
- Dion/Greystokes area: \$1,300,000

Six Simple Steps for the Care of your Septic Tank

A healthy septic system recycles household wastewater back into the natural environment. Wastewater (also known as 'liquid waste' or 'sewage') are all the liquids and solids from the sinks, showers, dishwashers, washers, toilets and tubs in your home. The wastewater goes to the septic tank, where the solids or 'sludge' settles to the bottom and the liquids or 'effluent' moves on to the drainage field. There, naturally occurring bacteria and other microbes slowly break down the organic matter, recycling it back into the soil before it reaches the groundwater table.

It's important to maintain your system to extend its life and to protect drinking water, human health and the environment – and save you money. A new septic tank and field can cost \$7,000 to \$10,000 and up!

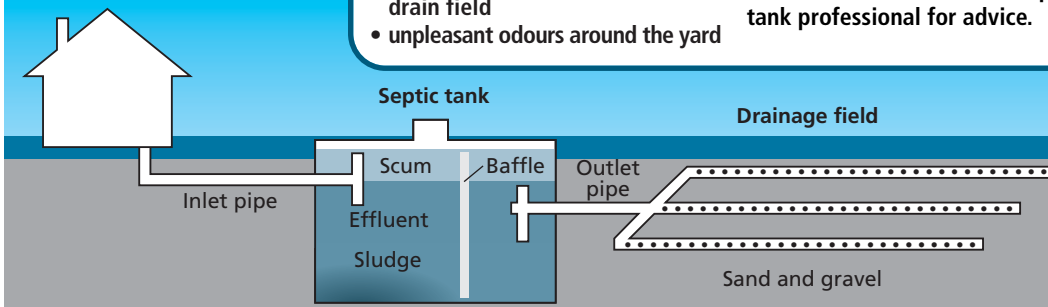
Septic Signs

Here are some signs of septic tank failure to watch for:

- slow or backed up drains
- patches of lush growth over the drain field
- unpleasant odours around the yard

- sewage surfacing on lawns or in ditches

If you notice these signs, you may need to contact a licensed septic tank professional for advice.



- 1 Keep up-to-date records.** Note the exact location of your septic tank and field and keep a record of inspections, pump-outs and repairs. This will help you plan for regular maintenance and will come in handy for any future work required.
- 2 Pump your septic tank regularly.** In general, a pump-out is recommended every three to five years. Timing depends on the size of the tank, the number of people in the home, the amount of water used, and the volume of solids in the wastewater. A licensed septic system professional can help you determine optimal pumping frequency. The best time to pump is summer or early fall, which leaves plenty of time before winter for bacteria to start working again.
- 3 Reduce the amount of water going into your tank.** Fix leaky appliances. Install low-flow toilets and water-saving taps and showerheads. Wash clothes throughout the week rather than all on one day. Use dishwashers and washing machines only when full. And don't drain hot tubs or pools into your sewer or septic system.
- 4 Reduce wastes going into your tank.** Keep out unnecessary wastes like hair, lint, cigarettes, cat litter, kitchen waste, dental floss and paper towels. Do not install or use a garburator to grind food waste. Compost instead. (Note: garburators are banned from use in homes on the RDCO and City of Kelowna sewer systems in order to better protect the system.)
- 5 Avoid using potentially harmful chemicals.** The following can harm the 'good' bacteria in your septic system:
 - prescription and over-the-counter medications
 - personal hygiene products
 - disinfectants, bleach, antibacterial cleaners
 - anything labeled 'corrosive,' 'explosive,' 'poison,' or 'flammable.'Always use phosphate-free and biodegradable cleaners and laundry soaps as phosphates are harmful to the environment. Avoid concentrated nitrogen fertilizers often promoted to help 'clean out' the septic tank as they cause greater problems during the sewage treatment process.
- 6 Protect your septic field.** Plant grass on your septic field and water sparingly. Don't plant large trees or shrubs, as their roots can clog the system. Keep rainwater runoff, sump pump and foundation drains away from the system. Keep heavy vehicles and equipment off the field.

Q&A

Why a LWMP for Central Okanagan East Electoral Area?

The RDCO has developed LWMP's for all areas with the exception of the East Electoral Area and some parts of the Central Okanagan West Electoral Area. Given the growth of the region, it is time to ensure that plans are in place to manage wastewater for the future. A LWMP will allow the East Electoral Area to ensure that human health, the environment and water quality are protected by having plans in place to collect, treat, reuse or dispose of wastewater if problems arise. It will help meet water conservation goals and address local areas of concern where old septic tanks combined with higher housing densities may be putting a strain on the environment. Finally, if any new sewers or treatment plants are identified in the planning process, having an approved LWMP will improve the RDCO's chances of obtaining government grants to help fund construction.

Why should I participate?

Your participation is necessary to ensure the plan reflects your wants and needs and will contribute to the long-term social, environmental and economic health of the region. Finally, your input is important since any recommendations would be funded by the area ratepayers.

How do I find out more?

For more information, visit our website at www.regionaldistrict.com or email lwmp@cord.bc.ca or call the Engineering Department at **250-469-6327**.

