



# PEACHLAND SEWER EXPANSION ENGAGEMENT SUMMARY

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# EXECUTIVE SUMMARY

## SURVEY OVERVIEW

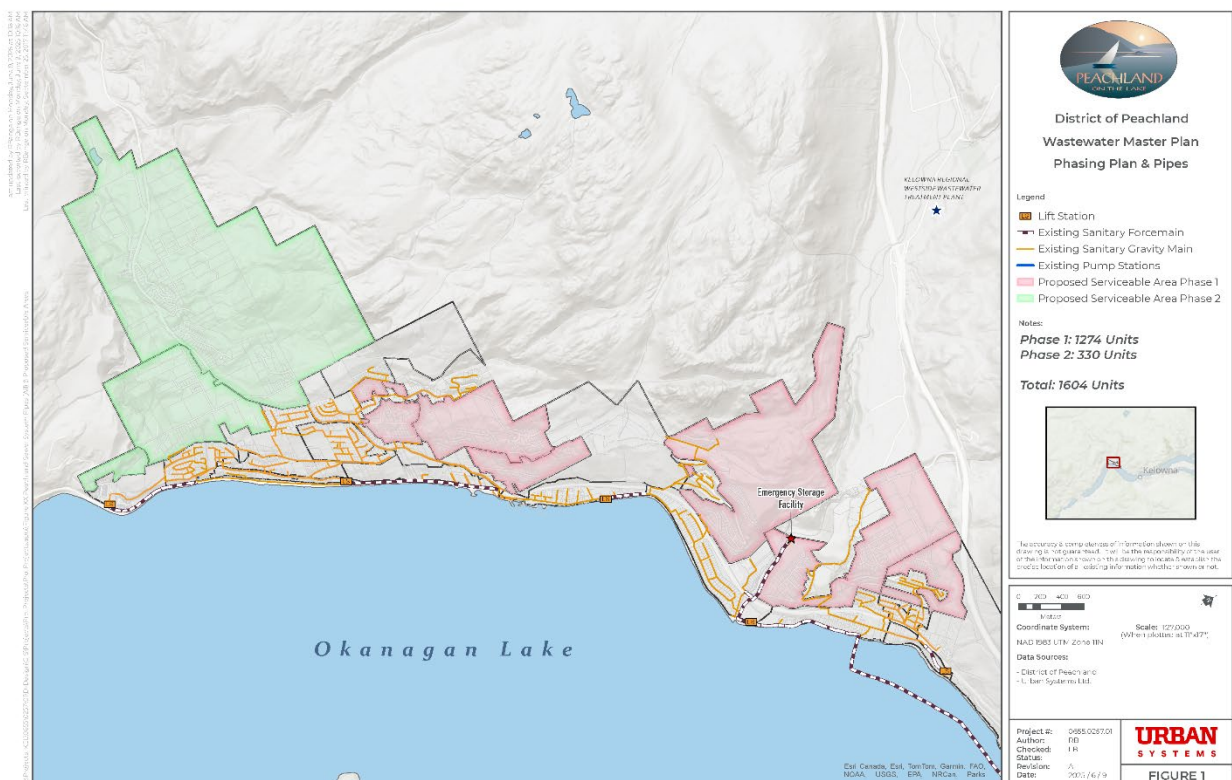
The District of Peachland is exploring options to expand Peachland's sanitary sewer system to meet the community's current operational needs and desired levels of service while preparing for future growth, expansion and regulatory requirements.

To understand the level of interest and amount residents would be comfortable paying for the sewer expansion, a letter including a link to an online survey was distributed to 977 households in Peachland that are not currently serviced by the District's sewer system. The proposed plan for expanding the sewer system includes two proposed phases, which were selected based on previous commitments to provide sewer service, the likelihood of septic failure, and the areas that would need to be connected prior to expanding to new neighbourhoods. The proposed areas include:

- **Phase 1:** Princeton area (from Hardy Street to Gladstone Road and Okanagan Lake to Princeton/Turner Avenues), Trepanier area and Ponderosa area. There are 1274 units in the Phase 1 area.
- **Phase 2:** Cousins Road, Northeast of Walker Road, Upper Princeton. There are 330 units in the Phase 2 area.

The survey received 365 responses. 282 survey responses were received from residents in the Phase 1 area (22% of the total units in the area) and 83 responses were received from residents in the Phase 2 area (25% of the total units in the area).

### Proposed serviceable areas map

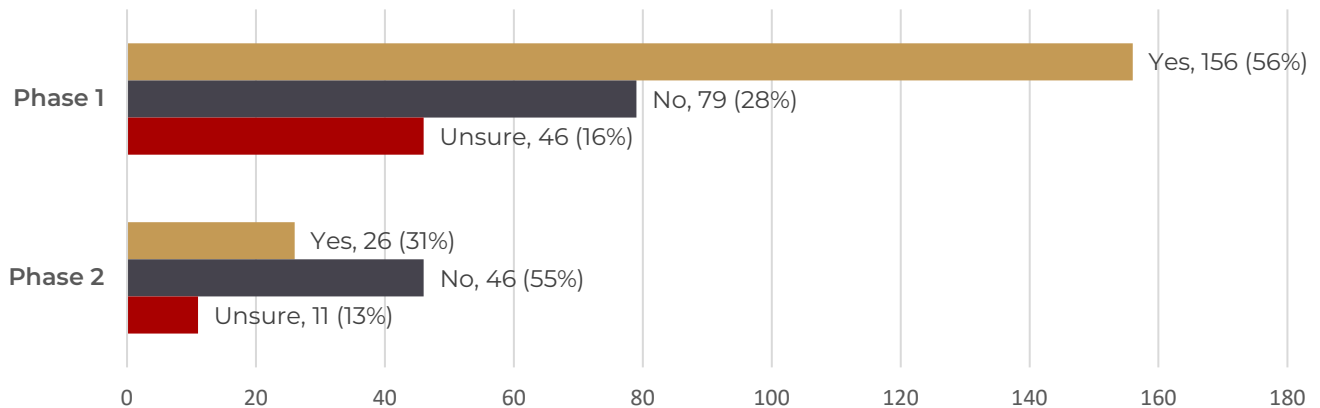


## LEVEL OF INTEREST

Overall, half of the survey respondents are interested in bringing sewer service to their property. Approximately one-third are not interested in sewer service, and 16% are unsure if they are interested.

However, based on the survey responses from residents in each phase area, the majority (56%) of respondents in the proposed Phase 1 area **are interested** in sewer, but the majority (55%) of respondents in the proposed Phase 2 area **are not interested** in sewer.

Figure 1: Level of interest in sewer service by phase



Total number of responses=364

## WILLINGNESS TO PAY

Overall, the average maximum amount survey participants **who are interested in sewer** are willing to pay per year for 25 years is **\$1,305**. Survey participants who live in the proposed Phase 1 area are willing to pay up to an average of **\$1,256** per year and participants in the proposed Phase 2 area are willing to pay up to an average of **\$1,566** per year.

Table 1: Average willingness to pay by phase

| Area    | Average amount participants are willing to pay per year for 25 years |
|---------|----------------------------------------------------------------------|
| Total   | \$1,305                                                              |
| Phase 1 | \$1,256                                                              |
| Phase 2 | \$1,566                                                              |

## ADDITIONAL INFORMATION NEEDED

Based on survey results, residents require additional information prior to deciding whether they would support establishing a Local Area Service in their neighbourhood. Specifically, the residents wanted information on the following:

- **Specific and comprehensive costs** for each property owner, including the cost of decommissioning their septic system, connecting to sewer and the local service tax.
- The **timing of the project**, including when it would start and how long it would take to complete.
- What the **impact on their property** would be, including any construction disruptions, if they would require a pump, and where sewer lines would be placed.

# 1.0 INTRODUCTION

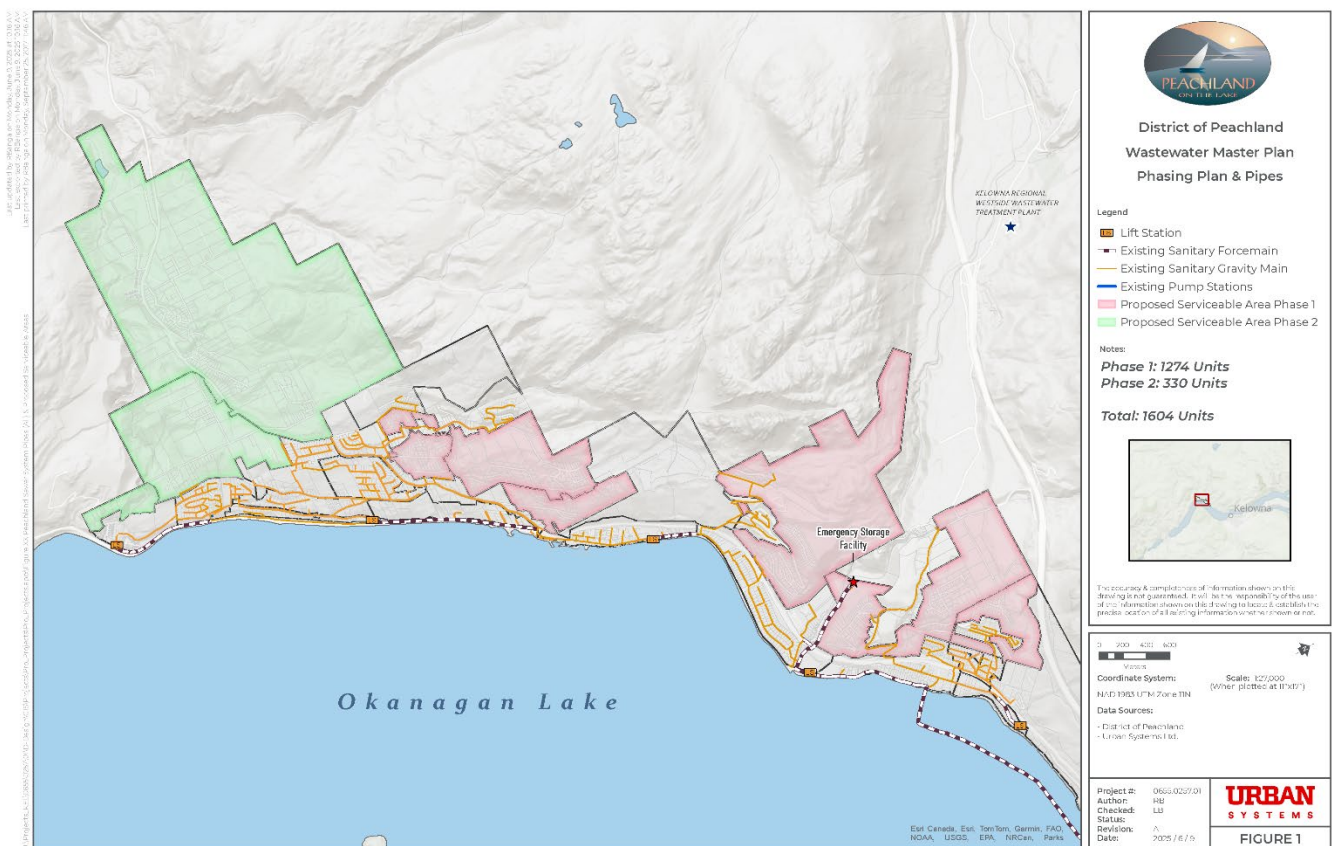
The District of Peachland is exploring options to expand Peachland's sanitary sewer system to meet the community's current operational needs while preparing for future growth, expansion and regulatory requirements.

Since 1995, Peachland has been taking a phased approach to expand its wastewater collection system. This approach ensures new infrastructure is cost-effective, environmentally responsible and meets the changing needs of the community. The most recent Wastewater Master Plan, completed in early 2025, proposed the following phases to bring sewer to the remaining unserved areas shown in Figure 2: Proposed serviceable areas map:

- **Phase 1:** Princeton area (from Hardy Street to Gladstone Road and Okanagan Lake to Princeton/Turner Avenues), Trepanier area and Ponderosa area. There are 1274 units in the Phase 1 area.
- **Phase 2:** Cousins Road, Northeast of Walker Road, Upper Princeton. There are 330 units in the Phase 2 area.

In total, 1604 units in both proposed areas do not have sewer service.

Figure 2: Proposed serviceable areas map



## 2.0 SURVEY OVERVIEW

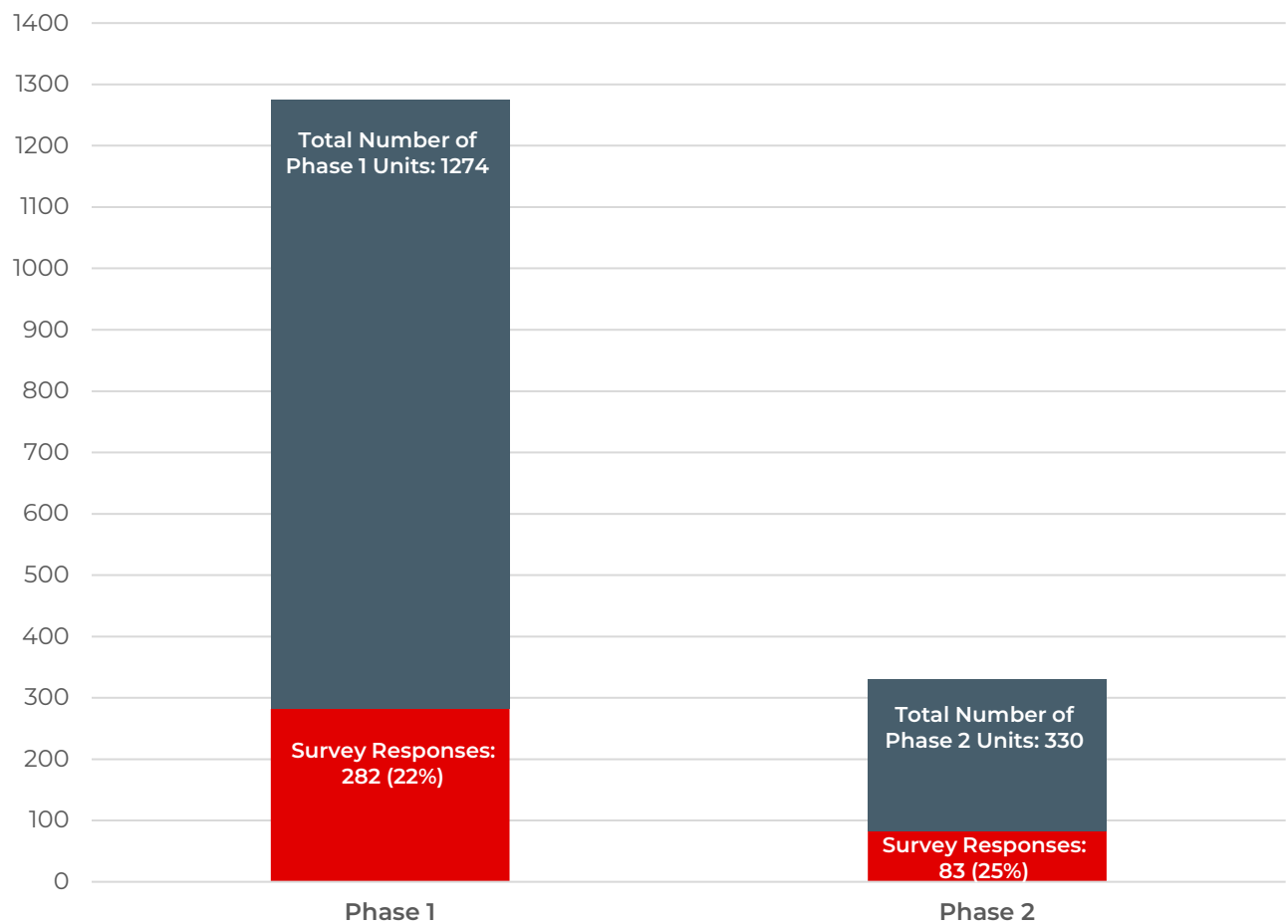
A letter explaining the background of the sewer system expansion plan and inviting residents to complete an online survey was sent to residents in the proposed Phase 1 and Phase 2 areas. In total, approximately 977 letters were sent out.

The letter was sent out on Friday, June 26, 2025. The deadline for surveys to be completed was Sunday, August 31, 2025, although phone calls received during the first week of September were still accepted.

Residents also were given the option to email or phone for assistance in completing the survey.

The survey received 365 responses overall, which consisted of approximately one-quarter of the households in each proposed phases, as shown in Figure 3: Property location of survey respondents.

**Figure 3: Property location of survey respondents**



*Total number of responses=365*

## 3.0 SURVEY FINDINGS

### 3.1 LEVEL OF INTEREST IN SEWER SERVICE

Overall, half of the overall survey respondents (both Phase 1 and 2) are interested in bringing sewer service to their property. Approximately one-third are not interested in sewer service, and 16% are unsure if they are interested, as shown in Figure 4: Overall level of interest in sewer service.

However, the results from survey participants in the proposed Phase 1 area compared to the proposed Phase 2 area vary. In the Phase 1 Area, more than half of participants (56%) are interested in sewer service and 28% are not interested in sewer service. In Phase 2, more than half of participants are not interested in sewer service (55%) and 31% of participants are interested in sewer as summarized in Figure 6: Level of interest in sewer service by phase.

Figure 4: Overall level of interest in sewer service

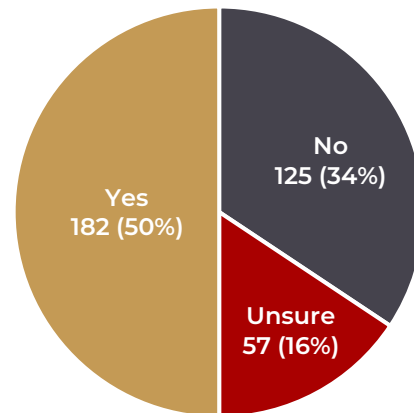
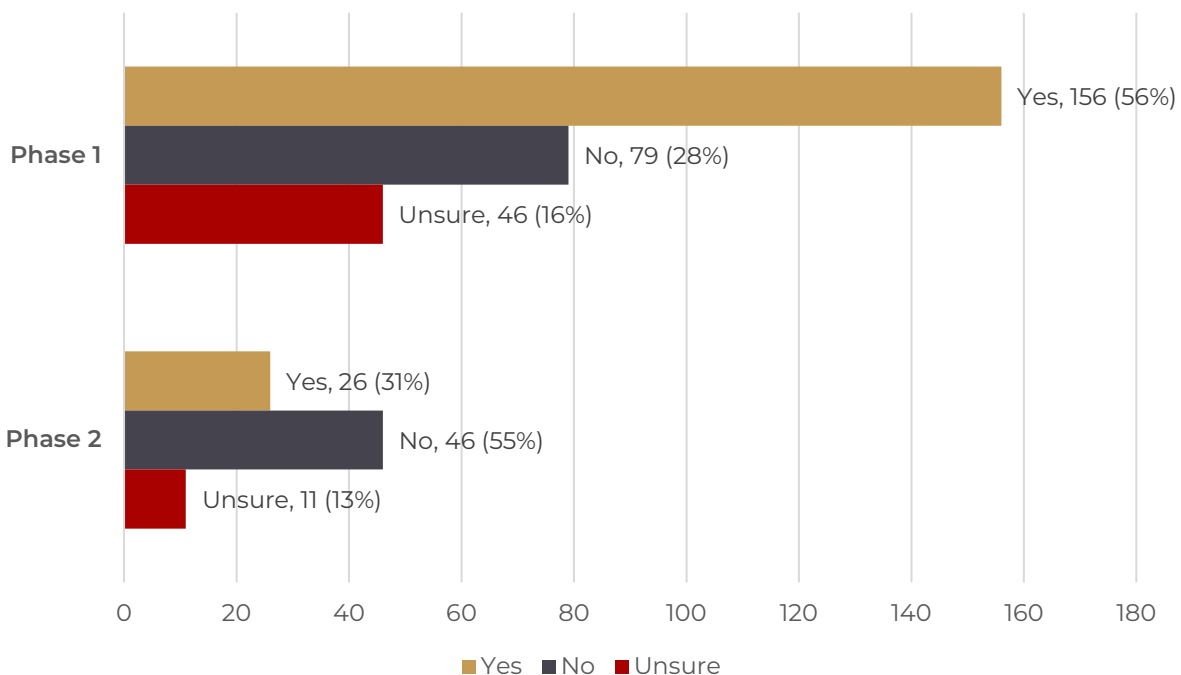


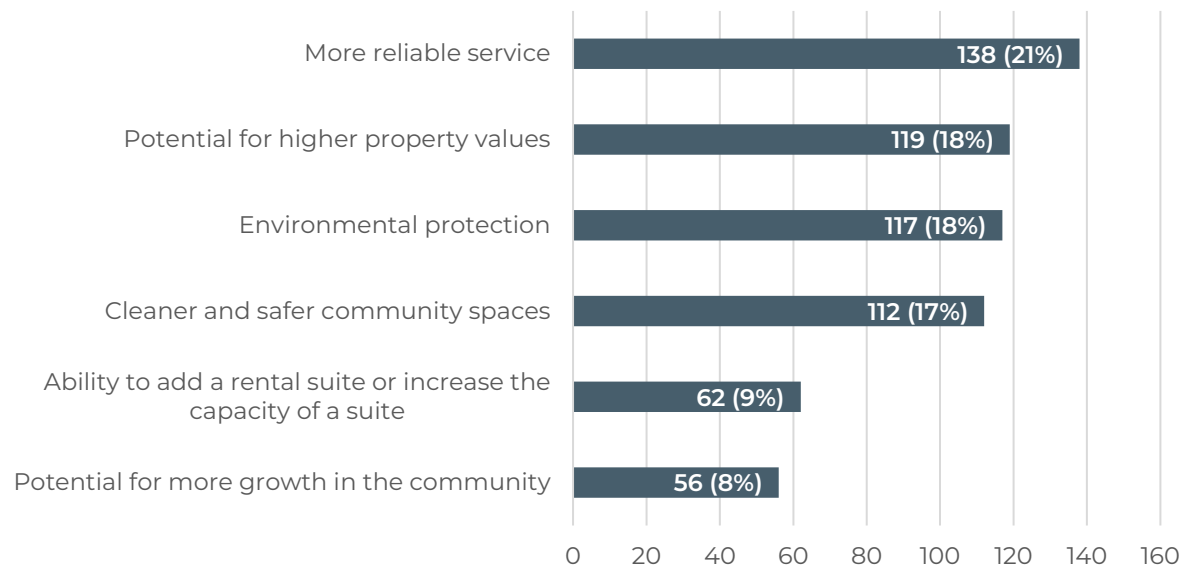
Figure 5: Level of interest in sewer service by phase



Total number of responses=365

## 3.2 REASONS RESIDENTS ARE INTERESTED IN SEWER

Survey participants who are interested in bringing sewer to their property were asked to identify the top reasons they want sewer service, with the most common response being more reliable service, closely followed by potential for higher property values and environmental protection. Relatively few participants saw the ability to add a rental suite or increase the capacity of a suite or potential for more growth in the community as benefits. The number of responses for each reason are shown in Figure 7: Reasons residents are interested in sewer.



*Total number of responses=180*

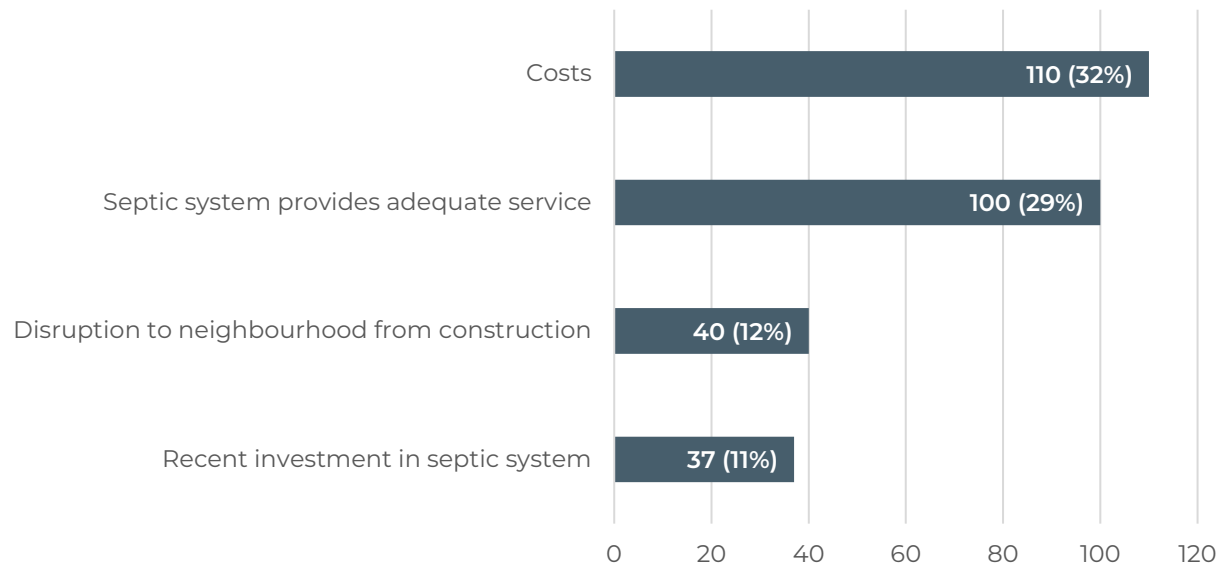
Additional comments participants made related to the benefits of sewer service included:

- Aging septic systems, which are likely to fail or need replacement soon (26 comments)
- Reduced maintenance (8 comments)
- More equitable services in the community (6 comments)
- Potential to subdivide properties (5 comments)

### 3.3 REASONS RESIDENTS AREN'T INTERESTED IN SEWER

For survey participants who aren't interested in bringing sewer to their property, their top reasons are the costs and adequate service from their septic system. Some respondents (12%) are concerned about disruptions to their neighbourhood due to construction and 11% have recently invested in their septic systems. The number of responses for each reason are included in Figure 8: Reasons residents aren't interested in sewer.

Figure 6: Reasons residents aren't interested in sewer



Total number of responses=124

Additional comments participants made about why they don't want sewer service for their property focused on additional concerns related to costs, including adding a local service tax on top of the recent increase in property taxes (10 comments) and the cost and disruption of decommissioning their septic system (5 comments).

### 3.4 WILLINGNESS TO PAY

Survey participants were provided with high-level estimates of the costs for sewer expansion, including that the District is seeking grant funding from the Okanagan Basin Water Board (OBWB) and the Province of BC, but a Local Area Services (LAS) will likely need to be established. The estimated costs provided to residents in the letter are included in Table 2: Estimated costs by phase.

Table 2: Estimated costs by phase

| Phase              | Estimated cost per property <b>with</b> grant funding | Estimated cost per property <b>without</b> grant funding |
|--------------------|-------------------------------------------------------|----------------------------------------------------------|
| Phase 1 properties | Up to \$350 per year for 25 years                     | Up to \$2,600 per year for 25 years                      |
| Phase 2 properties | Up to \$1,000 per year for 25 years                   | Up to \$7,000 per year for 25 years                      |

In the survey, participants **who indicated they were interested in bringing sewer to their property** were asked to answer the question “how much would you be willing to pay per year for 25 years to bring sewer to your property?” by sliding a scale between \$0 and \$10,000.

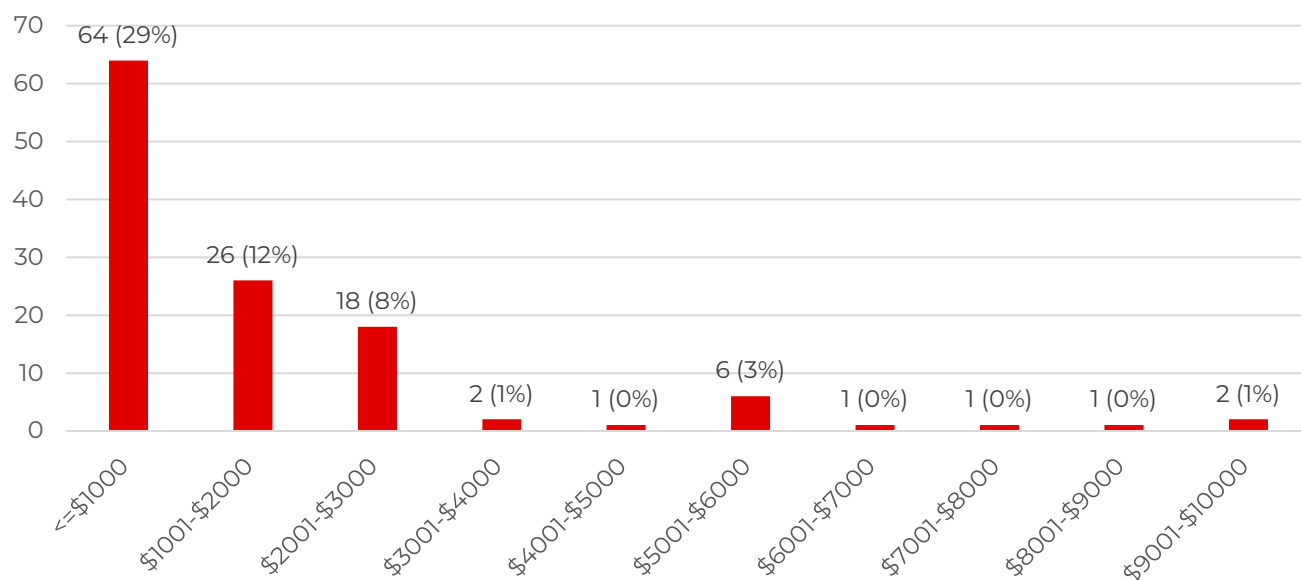
As shown in Table 3: Average amount participants are willing to pay by phase, the average amount participants are willing to pay per year for 25 years is **\$1,305**. For participants who live in the proposed Phase 1 area, the average amount they are willing to pay is **\$1,256**. For participants living in the proposed Phase 2 area, the average amount is **\$1,566**.

**Table 3: Average amount participants are willing to pay by phase**

| Area           | Average amount participants are willing to pay per year for 25 years |
|----------------|----------------------------------------------------------------------|
| <b>Total</b>   | \$1,305                                                              |
| <b>Phase 1</b> | \$1,256                                                              |
| <b>Phase 2</b> | \$1,566                                                              |

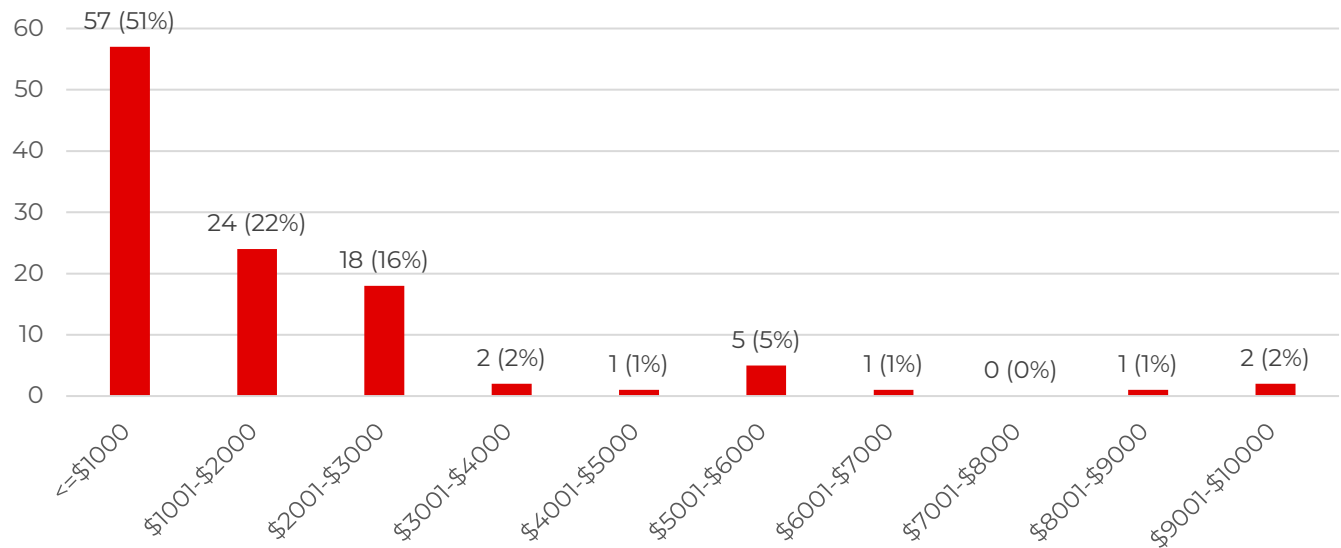
In responses from Phase 1 and Phase 2 residents, the most frequently selected amount participants are willing to pay is \$350 per year and \$1,000 per year respectively—the highest estimated amount if the District is able to secure grant funding. Figures 9 to 11 show the distribution of responses overall and from each proposed phase.

**Figure 7: Distribution of maximum amounts all survey participants are willing to pay per year over 25 years**



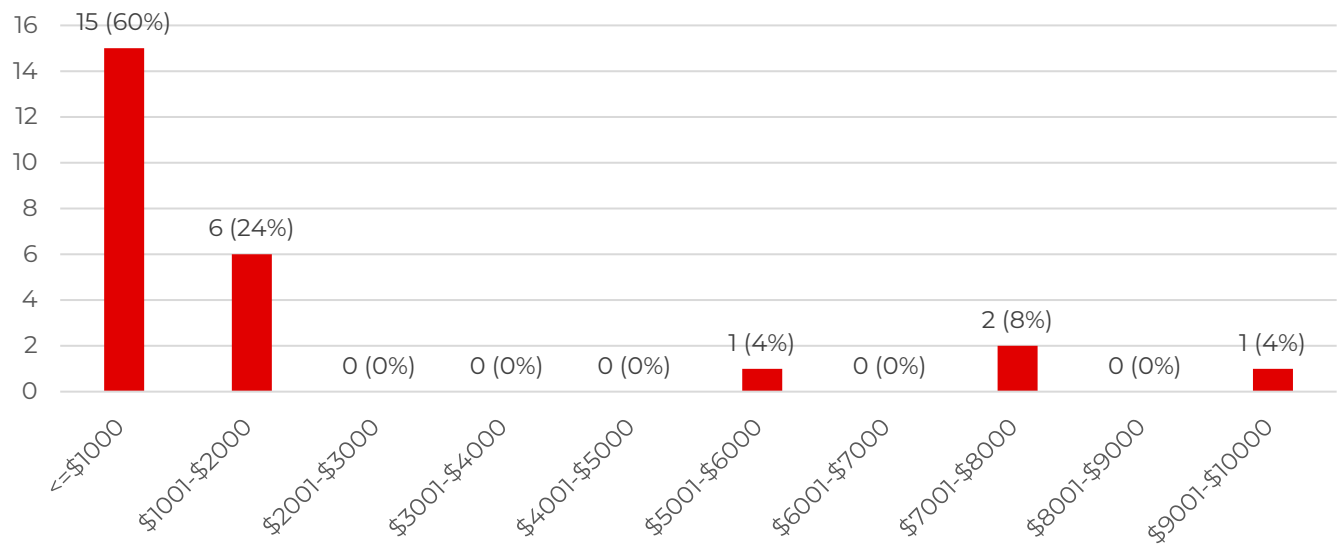
Total number of responses=223

**Figure 8: Distribution of the maximum amounts Phase 1 survey participants are willing to pay per year over 25 years**



Total number of responses=111

**Figure 9: Distribution of the maximum amounts Phase 2 survey participants are willing to pay per year over 25 years**



Total number of responses=25

## 3.5 ADDITIONAL INFORMATION REQUIRED

Survey participants were asked to share any other information they would need to make a decision about establishing a Local Area Service to bring sewer to their neighbourhood. The top three aspects residents need more information about are the costs, the timing and the property impacts.

### COST

By far, the most common response (with 208 related comments) was that property owners need more detailed and accurate cost estimates that include all costs related to bringing sewer to their property, including:

- More specific estimates for the local service tax per property (99 comments)
- Costs related to connecting to the sewer system (47 comments)
- When the District would have more information about federal and provincial grants (21 related comments)
- Costs related to decommissioning septic systems (20 related comments)
- Details about who would be responsible for landscaping or repaving if necessary (13 related comments)
- A more specific estimate for the annual local service tax (4 related comments)
- If there would be any other financial support from the District or other levels of government for individual property owners (4 related comments)

Some participants also felt that rather than a Local Area Service established for each proposed area, the cost should be distributed among all Peachland residents (9 related comments). Some comments spoke to wanting more information about the historical context for sewer in Peachland to understand if the funding approach for the expansion is fair (11 related comments).

### TIMING

The second most common comment overall (35 related comments) was about timing. Residents want to know when the expansion would start and when it would be complete for each proposed area. Some responses, especially from the Phase 1 proposed area, are frustrated that the District has proposed a sewer expansion many times before and little progress has been made. Other responses want clarity on timing because their septic system will likely need to be replaced soon and they need to decide whether to invest in a full replacement or significant maintenance. Some respondents are also concerned that the longer the expansion takes to happen, the more expensive it will become.

### PROPERTY IMPACTS

Residents also want more detailed information about how their property might be impacted by the sewer expansion (30 related comments). This includes:

- Where sewer lines will be placed on their street (9 related comments)
- How construction will disrupt or impact their neighbourhood (8 related comments)
- Access to a more detailed map (7 related comments)
- If they will be required to connect to the sewer system (6 related comments)
- If they will need a pump system on their property (6 related comments)