



COUNCIL REPORT

To: Mayor and Council

Date: September 26, 2023

From: Paul Gipps, CAO

Subject: **Adoption of Local Area Service Inclusion – 1135 Westside Road**

Report Prepared by: Shaun Courtney, Senior Development Engineering Technologist

RECOMMENDATION to Consider and Resolve:

THAT Council adopt Bylaw No. 0280.02 being “City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Bylaw No. 0280 2020”.

STRATEGIC AREA(S) OF FOCUS

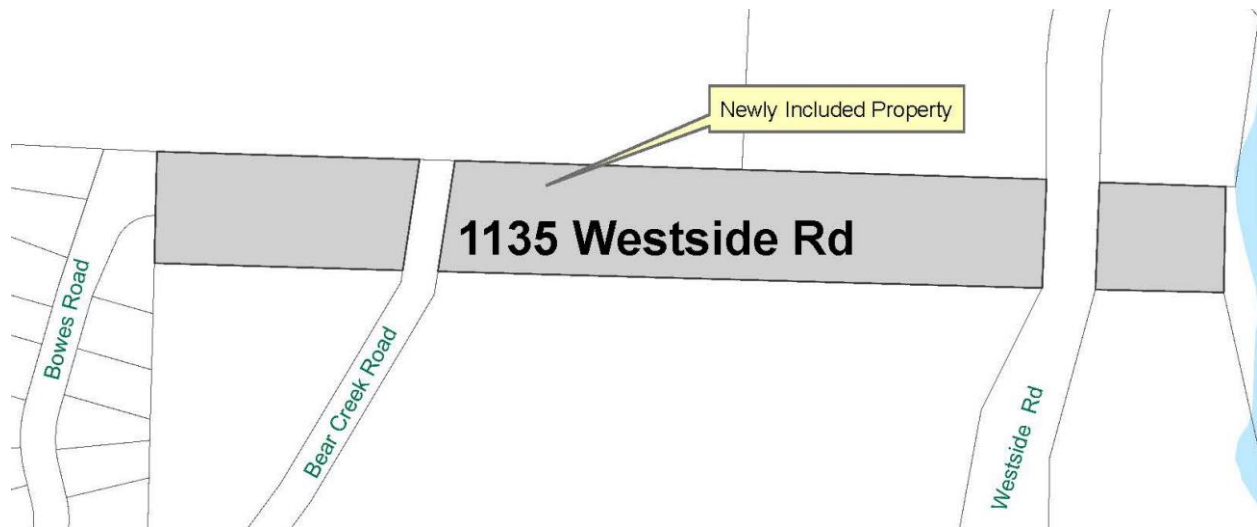
Invest in Infrastructure – We will invest in building, improving, and maintaining infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

BACKGROUND

Under the *Local Government Act*, Division 5 – Local Service Taxes, a local area service is a municipal service that is to be paid for in whole or in part by a local service tax imposed only on the benefiting properties. A municipality must adopt a bylaw to establish a local area service. When a property located outside the local area service boundary wishes to be added or included in the service area, the property owner must petition the municipality to amend the boundary of the service area.

A petition to amend the boundary of the City of West Kelowna Rose Valley Water Treatment Plant Local Area Service was received from the owners of DL668 ODYD, Portion N 210 Ft, Except Plan 43386, and was certified by the Corporate Officer at the July 25, 2023, meeting of Council.

The petition for inclusion into the local service area is requested to provide approximately a 19-lot single family residential strata development. The current re-zoning application is for the westerly portion of the property to Compact Single Detached Residential Zone (Strata) – RC4 to facilitate an approximately 19 lot single family residential strata development. These services would be installed under subdivision servicing and would connect to the City’s water infrastructure.



FINANCIAL IMPLICATIONS

The costs associated with the connection of the subject property to the community water system will be recovered in accordance with the cost recovery mechanism authorized under District of West Kelowna Local Area Water Bylaw No. 0080.

Water connection costs and fees will be paid at time of Building Permit in accordance with the City’s Fees and Charges Bylaw No. 0028.

The water Development Cost Charges (DCC’s), to be collected under Bylaw 0190 at time of final subdivision for the approximately 19 single family units, are estimated to be \$178,320.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
July 25, 2023	<p>THAT Council receives the Certificate of Sufficiency from the Corporate Officer pertaining to the owner initiated Local Area Service (LAS) petition to provide water service to District Lot 668, ODYD, Portion N 210 Ft, Except Plan 43386 (PID 011-555-190); and THAT Amendment Bylaw No. 0280.02 being “City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Bylaw No. 0280 2020” be given first, second and third reading.</p> <p>CARRIED UNANIMOUSLY</p>	C295/23

REVIEWED BY

Bob Dargatz, Development Engineer Manager

Allen Fillion, Director of Engineering & Operations

Corinne Boback, Legislative Services Manager / Corporate Officer

APPROVED FOR THE AGENDA BY

Trevor Seibel, Deputy CAO

Powerpoint: Yes No

Attachments:

1. Bylaw No. 0280.02