



COUNCIL REPORT

To: Mayor and Council

Date: July 25, 2023

From: Paul Gipps, CAO

Subject: **Local Area Service Inclusion - 1135 Westside Road**

Report Prepared by: Shaun Courtney, Senior Development Engineering Technologist

RECOMMENDATION to Consider and Resolve:

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.

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

A local area service is a municipal service (ie. water, sewer, street lighting) 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 to Local Area Water Service (Rose Valley Water System Merger Bylaw No. 0239) was received from the owners of District Lot 668, ODYD, Portion N210 Ft, Except Plan 43386. (Attached Schedule “A”) The Petition for inclusion into the local service area is requested in order to provide a domestic water service connection for a proposed single-family home. This service would

be installed under Building Permit at the applicants cost and would connect to the City's water infrastructure.

The owner is in process of submitting a zoning application, which proposes that a portion of the property be rezoned from RU3 to RC4 (Compact Single Detached Residential (Strata)), with approximately 19 single family residential lots. Should zoning be adopted, Development Cost Charges (DCC's) for water would be collected under a future subdivision application for the bare land strata lots. These services would be installed under subdivision servicing and would connect to the City's water infrastructure.



FINANCIAL IMPLICATIONS

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

The New Water Connection Capital Fee, to be collected under Bylaw 0028 at time of Building Permit for one single family lot, \$2,938.12. Water connection costs and fees will also be paid at time of Building Permit in accordance with the City's Fees and Charges Bylaw No. 0028.

REVIEWED BY

Bob Dargatz, Development Engineer Manager

Allen Fillion, Director of Engineering & Operations

Corinne Boback, Legislative Services Manager / Corporate Officer

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes No

Attachments:

1. Schedule "A" – Petition To Amend Local Area Service Boundary
2. City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Amendment Bylaw No. 0280.02
3. Certificate of Sufficiency