



COUNCIL REPORT

To: Mayor and Council

Date: November 28, 2023

From: Trevor Seibel, Deputy CAO

Subject: **Adoption of Local Area Service Inclusion – 1045 Bear Creek Road**

Report Prepared by: Shaun Courtney, Senior Development Engineering Technologist

RECOMMENDATION to Consider and Resolve:

THAT Council adopt “City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Amendment Bylaw No. 0280.03, 2023”.

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 Lot 4 - Plan KAP17835, DL3871 ODYD, Except Plan 18666 21206 & 23715, and was certified by the Corporate Officer at the November 14, 2023, meeting of Council.

The petition for inclusion into the local service area is requested to provide water service to the proposed 9-lot single family residential strata development, in which development permit and concurrent subdivision applications are currently under review. 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 9 single family lots, are estimated to be \$26,748.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
November 14, 2023	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 Lot 4 – Plan KAP17835, District Lot 3871, ODYD, Except Plan 18666 21206 & 23715 (PID 008-347-701); and THAT “City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Amendment Bylaw No. 0280.03, 2023” be given first, second and third reading. <u>CARRIED UNANIMOUSLY</u>	C373/23

REVIEWED BY

Bob Dargatz, Development Engineering 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. 0280.03 Local Area Service 1045 Bear Creek Road