



## COUNCIL REPORT

To: Mayor and Council

Date: November 14, 2023

From: Paul Gipps, CAO

Subject: **Local Area Service Inclusion - 1045 Bear Creek Road**

Report Prepared by: Shaun Courtney, Senior Development Engineering Technologist

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### **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 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.

### **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.

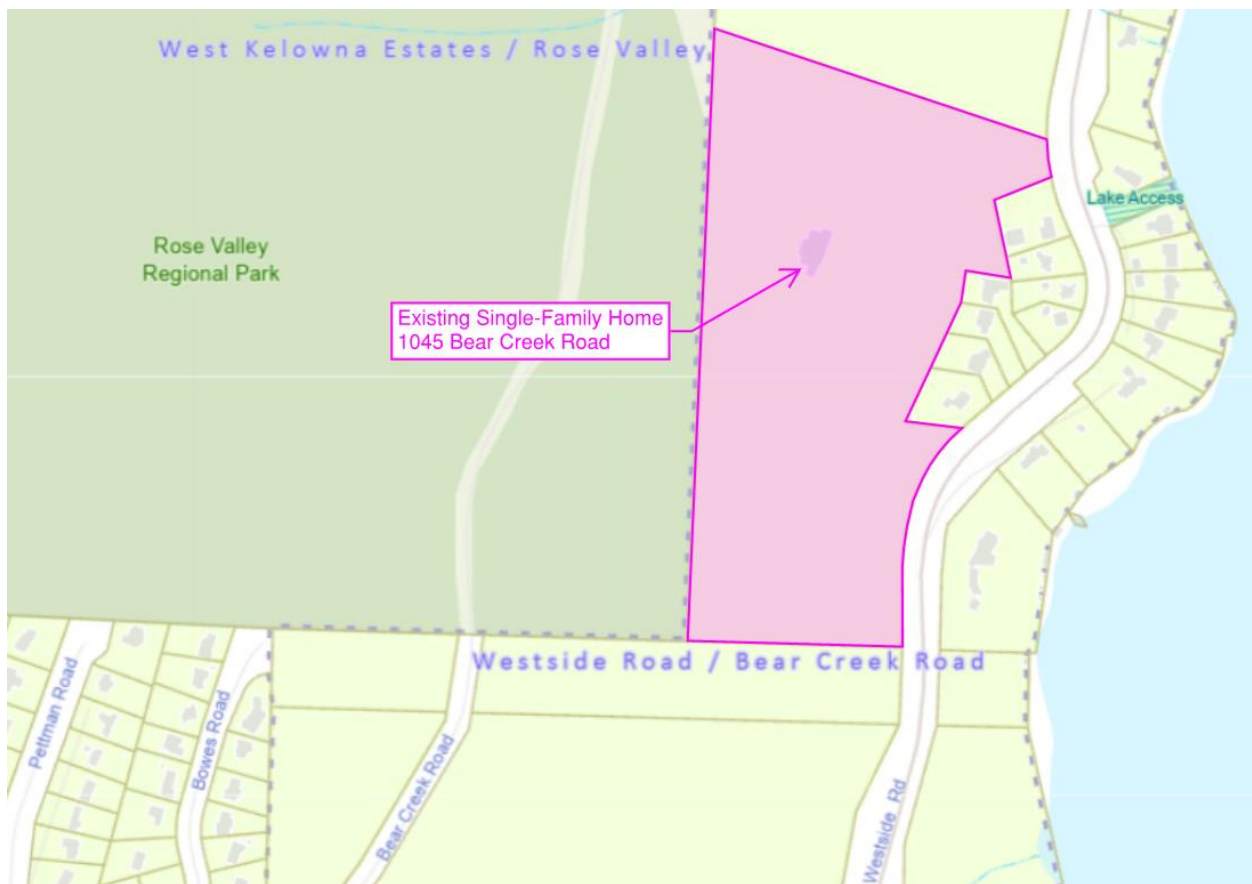
### **BACKGROUND**

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 Treatment Plant Local Area Service Establishment Bylaw No. 0280) was received from the owners of Lot 4 – Plan KAP17835, District Lot 3871, ODYD, Except Plan 18666 21206 & 23715. (PID 008-347-701). (Attached Schedule “A”) The Petition for inclusion into the local service area is requested in order to provide domestic water

service connection to an existing 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 has also applied for a development permit with a concurrent subdivision application, which proposes a 9 lot rural residential subdivision. Should the subdivision be approved, Development Cost Charges (DCC's) for water will be collected for each of the new lots at a cost of \$2,972 per lot. 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 the existing single-family home, would be \$2,938.12. Water connection costs and meter fee 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 Engineering 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. 0280.03
3. Certificate of Sufficiency