



## COUNCIL REPORT

To: Mayor and Council

Date: April 9, 2024

From: Ron Mattiussi, Interim CAO

Subject: **Local Area Service Inclusion - 1179 Westside 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 1, District Lot 668, Plan KAP15483 ODYD, Except Plan 43394 & KAP67140 (PID 008-819-823);

**AND THAT** Local Area Service Amendment Bylaw No. 0280.05, 2024 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 Local Area Water Service (Rose Valley Water System Merger Bylaw No. 0239) was received from the owners of Lot 1, District Lot 668, Plan KAP15483 ODYD, Except Plan 43394 & KAP67140. The Petition for inclusion into the local service area is requested in order to provide domestic water service connections to 15 single family residential lots. These services would be installed under subdivision servicing and would connect to the City's water infrastructure.

The owner has submitted a re-zoning & development permit application for the proposed 15 lot bareland strata subdivision, which still requires final approval from council. The proposal is for a zoning bylaw amendment from Agricultural Zone (A1) to Single Detached Residential Zone (R1), for the north-western, triangular portion of the property, to facilitate the development.



## FINANCIAL IMPLICATIONS

The cost associated with the 15 domestic connections of the subject bareland strata development 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 each (15) 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.

Development Cost Charges (DCC's) for water would be collected under a future subdivision application for the bare land strata lots.

## REVIEWED BY

Allen Fillion, Director of Engineering & Operations

Corinne Boback, Legislative Services Manager / Corporate Officer

Trevor Seibel, Deputy CAO

**APPROVED FOR THE AGENDA BY**

Ron Mattiussi, Interim CAO

Powerpoint: Yes  No

Attachments:

1. Certificate of Sufficiency
2. City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Amendment Bylaw No. 0280.05