



COUNCIL REPORT

To: Mayor and Council

Date: April 23, 2024

From: Ron Mattiussi, Interim CAO

Subject: **Adoption of Local Area Service Inclusion – 3636 McIver Road**

Report Prepared by: Shaun Courtney, Senior Development Engineering Technologist

RECOMMENDATION to Consider and Resolve:

THAT Local Area Service Amendment Bylaw No. 0080.16, 2024 be adopted.

STRATEGIC AREA(S) OF FOCUS

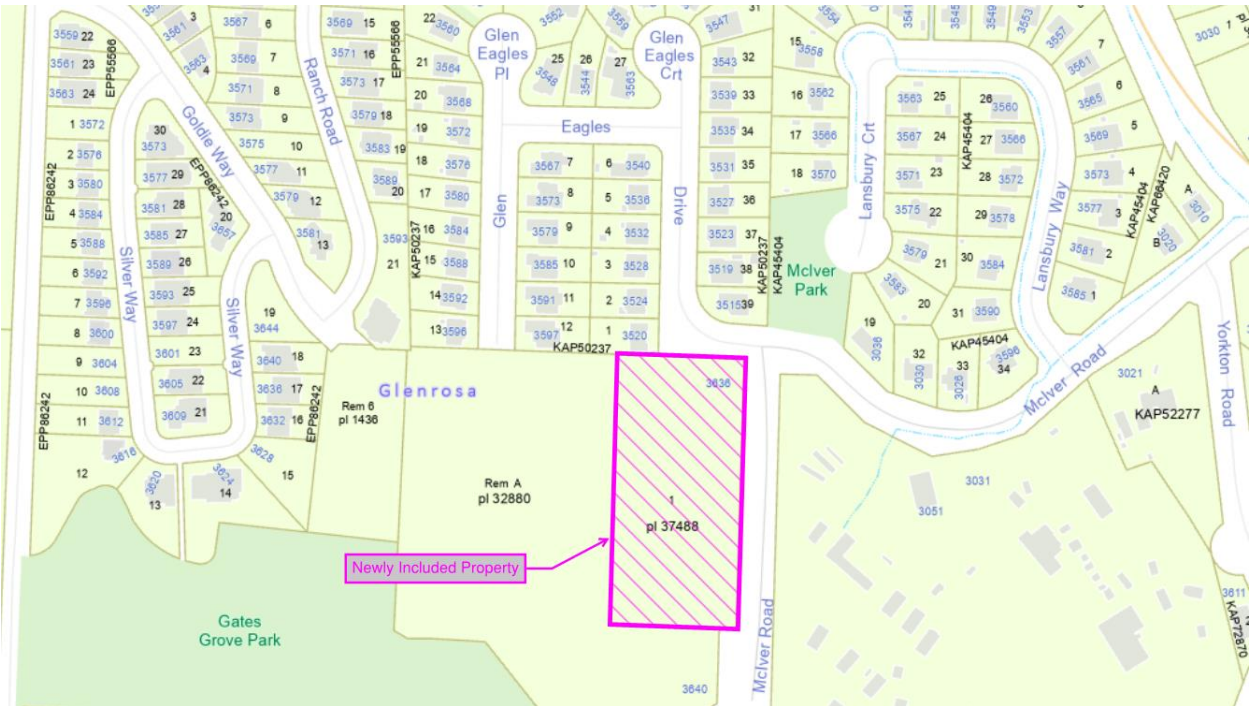
Invest in Infrastructure – We will invest in building, improving, and maintaining infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

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 District of West Kelowna Local Area Water Service Establishment (Westbank Irrigation District) Bylaw 2009 No. 0080 was received from the owners of Lot 1, District Lot 3484 ODYD, Plan KAP37488, and was certified by the Corporate Officer at the April 9, 2024, meeting of Council.

The Petition for inclusion into the local service area is requested in order to provide domestic water service connections to approximately 20 single family residential lots. The current re-zoning application is to rezone the property from Agricultural (A1) to Compact Single Detached Residential (RC3) which would accommodate approximately 20 single family residential 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 approximately 20 domestic connections of the subject 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 (approximately 20) 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.

or

Development Cost Charges (DCC's) for water would be collected under a future subdivision application for the single family residential lots, under Bylaw 0190.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
April 9, 2024	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 3484 ODYD, Plan KAP37488. (PID 005-519-128); AND THAT Local Area Service Amendment Bylaw No. 0080.16, 2024 be given first, second and third reading. <u>CARRIED UNANIMOUSLY</u>	C127/24

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

Ron Mattiussi, Interim CAO

Powerpoint: Yes No

Attachments:

1. Bylaw No. 0080.16