



COUNCIL REPORT

To: Paul Gipps, CAO

Date: September 8, 2020

From: Catherine Snow, Senior Development Engineer

File No: SUB 17-12

Subject: **City of West Kelowna Local Area Water Service Establishment
(Westbank Irrigation District) Bylaw 2009 No 0080, 2802 Smith Creek
Road, Local Area Service Inclusion**

RECOMMENDATION

THAT Council adopt “City of West Kelowna Local Area Water Service Establishment (Westbank Irrigation District) Amendment Bylaw No 0080.09 2020”.

LEGISLATIVE REQUIREMENTS:

Sections 210, 211, 212, and 218 of the *Community Charter*.

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 Local Area Water Service (Westbank Irrigation District) was received from the owners of Lot A, Plan KAP56155, DL 3478, ODYD, Except Plan KAP56156 & KAP57629. The Petition for inclusion into the local service area is requested in order to provide 105 domestic water service connections to the community water system for the subject property. The current subdivision application proposes 33 new lots within the parent parcel, the remaining balance to be installed under later subdivision phases. These services would be installed under subdivision servicing and would connect to the new reservoir being installed for the community water system.

Council gave three readings to Bylaw 0080.09 at the August 25, 2020 Council Meeting. The Bylaw is now before Council for consideration of adoption.

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 Development Cost Charges (DCC's), to be collected under Bylaw 0190 at time of final subdivision, are estimated to be \$308,502.60 for water DCC's.

REVIEWED BY

Bob Dargatz, Development Engineering Manager

Mark Koch, Director of Development Services

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒

Attachments:
(Bylaw No. 0080.09, 2020)