



## COUNCIL REPORT

To: Paul Gipps, CAO

Date: September 28, 2021

From: Jason Sandberg, Development Engineer

File No: DP 21-17

Subject: **City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Bylaw No 0280.01 - 2735 Shannon Lake Rd, Local Area Service Inclusion**

---

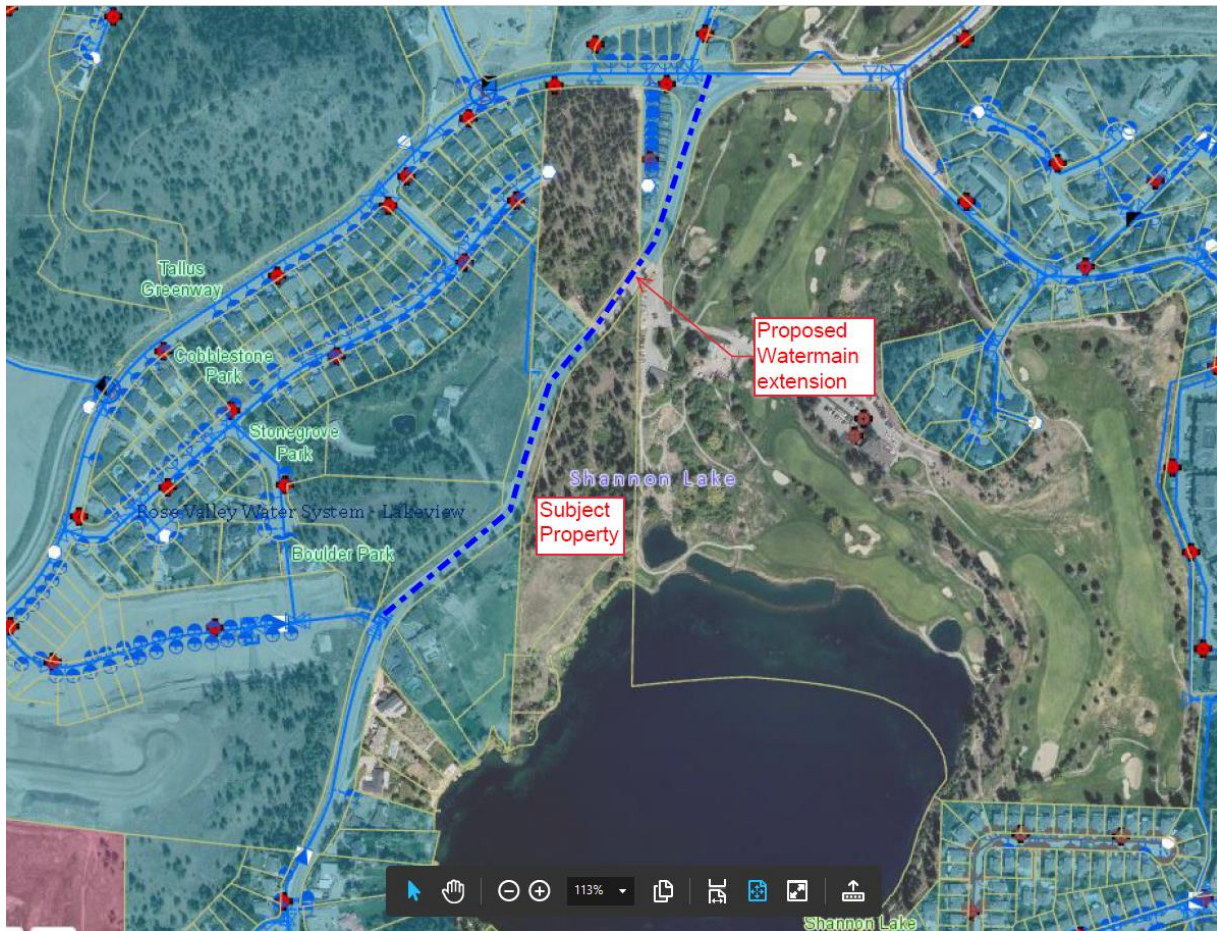
### RECOMMENDATION

**THAT** Council give first, second and third reading to “City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Amendment Bylaw No 0280.01 2021”.

### 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 (Rose Valley Water Treatment Plant) was received from the owners of Lot A, Plan EPP80014, DL2601, ODYD. The Petition for inclusion into the local service area is requested in order to provide approximately 58 townhome units with water. The current Development Permit application is DP 21-17. Water services would be installed under the future building permit 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 City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Bylaw No. 0280.

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 building permit for the approximately 58 small residential units, are estimated to be \$127,808.22

## REVIEWED BY

Bob Dargatz, Development Engineering Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

**APPROVED FOR THE AGENDA BY**

Paul Gipps, CAO

Powerpoint: Yes  No

Attachments:  
BYLAW 0280.01