



## COUNCIL REPORT

To: Paul Gipps, CAO

Date: April 19, 2022

From: Catherine Snow

File No: Z20-04

Subject: **Local Area Service, Lot A, Goats Peak Water Inclusion**

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### RECOMMENDATION

**THAT** Council adopt “City of West Kelowna Local Area Water Service Establishment (Westbank Irrigation District) Amendment Bylaw No 0080.11 2022”

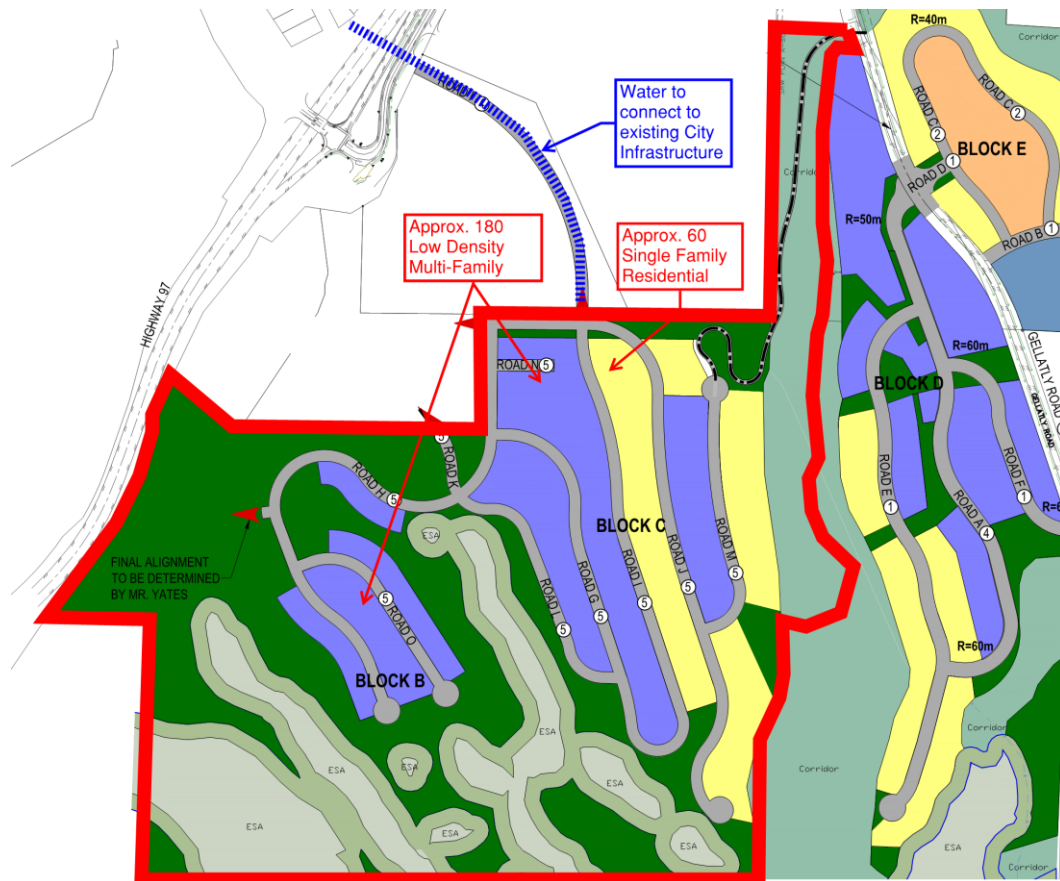
### LEGISLATIVE REQUIREMENTS

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 KAP40803, DL3187 & 4056 & 4231, ODYD, Except Plan 43135. The Petition for inclusion into the local service area is requested in order to provide approximately 60 single family residential lots and for approximately 180 low density multi-family units. The current re-zoning application is for Block C (Z20-04), the remaining (Block B) to be addressed in a later zoning application. These services would be installed under subdivision 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 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 water Development Cost Charges (DCC’s), to be collected under Bylaw 0190 at time of final subdivision for the approximately 60 single family units, are estimated to be \$176,284.20.

The water DCC’s to be collected under Bylaw 0190 at time of issuance of Building Permit for the approximately 180 low density multi-family units, are estimated to be \$396,646.20.

**CONCLUSION**

Council gave three readings to Bylaw 0080.11 2022 on April 5, 2022 Council Meeting. The Bylaw is now before Council for consideration of adoption.

**REVIEWED BY**

Bob Dargatz, Development Manager

Allen Fillion, Director of Engineering & Operations

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

**APPROVED FOR THE AGENDA BY**

Paul Gipps, CAO

Powerpoint: Yes  No

Attachments: Bylaw No. 0080.11, 2022