

# CITY OF KELOWNA

## BYLAW NO. 11275

**A bylaw of the City of Kelowna to Establish a Local Area Service, authorize the borrowing of the estimated cost to construct works within the Local Area Service and establish the property owner's portion of the cost within the Local Area Service**

### Local Area Service for Aspen Road

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WHEREAS pursuant to the provisions of Section 210 of the *Community Charter*, and amendments thereto, empowers the Council of the City of Kelowna with the authority to establish a local area service within a part of the municipality by establishing a local area service bylaw;

AND WHEREAS pursuant to the provisions of Section 210 of the *Community Charter*, and amendments thereto, empowers the Council of the City of Kelowna with the authority to adopt a local area service bylaw to recover costs from property owner's pursuant to Section 216 of the *Community Charter* and amendments thereto, who derive a particular benefit from the service provided from local improvement works;

AND WHEREAS pursuant to the provisions of Section 211 of the *Community Charter*, and amendments thereto, states that the Council of the City of Kelowna must adopt a bylaw to establish a local area service and its cost recoveries;

AND WHEREAS the local area service works proposed by this bylaw include all things necessary in providing for the installation of a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; installation of new water service to property line complete with new curb stops; installation of a fire hydrant for fire protection; paving of the portion of road that is disturbed by construction; decommission of the existing water system; installation of a Pressure Reducing Valve inside home; installation of a Water Meter inside home; for the local area service as shown on Schedule "A" attached hereto and forming part of this bylaw and hereafter referred to as the "Local Area Service" or "LAS";

AND WHEREAS the Council of the City of Kelowna may borrow sums of money, not exceeding the total cost of the work that may be necessary, pursuant to Section 217 of the *Community Charter* and amendments thereto;

AND WHEREAS the amount to be borrowed to provide the installation of a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; installation of new water service to property line complete with new curb stops; installation of a fire hydrant for fire protection; paving of the portion of road that is disturbed by construction; decommission of the existing water system; installation of a Pressure Reducing Valve inside home; installation of a Water Meter inside home to the LAS, is the sum of Forty-Eight Thousand Dollars (\$48,000.00) which is the amount of debt intended to be created by this bylaw;

AND WHEREAS the maximum term for the debentures to be issued to secure the monies authorized to be borrowed hereunder is twenty (20) years;

AND WHEREAS the approval of the Inspector of Municipalities has been obtained prior to its adoption, pursuant to Section 179 of the *Community Charter*;

AND WHEREAS the affected property owners within the LAS were notified, under the owner initiated petitioning process, pursuant to Section 212 of the Community Charter, and amendments thereto, that the Council of the City of Kelowna intends to establish a LAS and install a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; install a new water service to property line complete with new curb stops; install a fire hydrant for fire protection; pave the portion of road that is disturbed by construction; decommission the existing water system; install a Pressure Reducing Valve inside their home; install a Water Meter inside their home on behalf of the affected property owners;

AND WHEREAS the Council of the City of Kelowna has been advised through a report prepared by the Corporate Officer that the elector responses submitted by the affected property owners of the LAS, requesting that Council to proceed with the establishment of a LAS and the borrowing to undertake the installation of a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; install a new water service to property line complete with new curb stops; install a fire hydrant for fire protection; pave the portion of road that is disturbed by construction; decommission the existing water system; install a Pressure Reducing Valve inside their home; install a Water Meter inside their home, are sufficient;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. In this bylaw:

"Annual Costs" shall mean the cost, including management, reserves, administration, rental, operation and maintenance, debt servicing and capital costs of the works;

"Parcel" shall mean any lot, block or other area in which real property is held or into which is subdivided and includes the right or interest of an occupier of land but does not include a highway or portion of a highway. The term parcel; includes strata parcels.

"Group of Parcels" shall mean where a building or other improvement extends over more than one parcel of land, those parcels if contiguous may be treated by the Assessor as one parcel and assessed accordingly;

"Collector" shall mean the Collector for the Municipality duly appointed by the Council of the City of Kelowna pursuant to the provisions of the Local Government Act; and

"Local Area Service" or "LAS" shall mean the local area service works for the local area service as shown on Schedule "A" attached hereto and forming part of this bylaw; and

"Local Area Service Works" shall mean all things necessary in providing for the installation of a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; installation of new water service to property line complete with new curb stops; installation of a fire hydrant for fire protection; paving of the portion of road that is disturbed by construction; decommission of the existing water system; installation of a Pressure Reducing Valve inside home; installation of a Water Meter inside home; for the local service area as shown on Schedule "A" attached hereto and forming part of this bylaw;

2. There shall be and is hereby established a LAS under the provision of the Community Charter, and amendments thereto, to be known as the "City of Kelowna Local Area Service for Aspen Road";
3. The boundaries of the City of Kelowna LAS for Aspen Road are outlined in Schedule "A" attached to and forming part of this bylaw;
4. The City of Kelowna is hereby authorized to provide the installation of a new 150mm PVC Main complete with the necessary Valves, Tee's, and Elbows; installation of new water service to property

line complete with new curb stops; installation of a fire hydrant for fire protection; paving of the portion of road that is disturbed by construction; decommission of the existing water system; installation of a Pressure Reducing Valve inside home; installation of a Water Meter inside home for the LAS as outline in Schedule "A" attached to and forming part of this bylaw;

5. The City of Kelowna is hereby authorized to borrow, upon the credit of the City of Kelowna, a sum not exceeding Forty-Eight Thousand Dollars (\$48,000.00) for the purpose of constructing the works more particularly described in Section 4 for the special benefit of the LAS for Aspen Road area for a term of twenty (20) years.
6. The City of Kelowna is hereby authorized to acquire all such real property, easements and right-of-ways and to enter into leases, and to obtain other rights and authorities as may be required or desired in connection with the construction of the works described in Section 4 of this bylaw.
7. The entire capital costs of the work shall be paid for out of money borrowed, pursuant to the authorization of this bylaw shall be borne by the benefiting area and shall be raised by way of a parcel tax under Section 200 of the Community Charter, levied in 20 annual instalments.
8. Should the sums recovered through the levy of the local service tax at any time be insufficient to meet the costs of repayment of the debt, the Council may levy and impose within the local area service an additional rate on land and improvements over and above all other rates sufficient to meet such a deficit in the same manner and time as other general municipal levies.
9. Any person whose parcel is subject to being specially charged under Section 7 of this bylaw, may elect to make a one-time payment of the portion of the cost of construction assessed upon their parcel within sixty days of receipt of written instructions from the Collector. The amount of the one-time cash payment after the loan has been incurred will vary depending upon a number of factors including the year of payment, interest rate of the loan and the rates of return on the sinking fund and cash commutation fund.
10. This bylaw shall take effect on the date of its adoption by Council.
11. This bylaw shall be cited as Bylaw No. 11275 being "Establishment and Loan Authorization Bylaw for Local Area Service Aspen Road".

Read a first, second and third time by the Municipal Council this 19<sup>th</sup> day of September, 2016.

Amended at third reading this

Received the Approval of the Inspector of Municipalities this

Received Approval of the Electors by an Owner Imitated process under the Community Charter this

Adopted by the Municipal Council of the City of Kelowna this

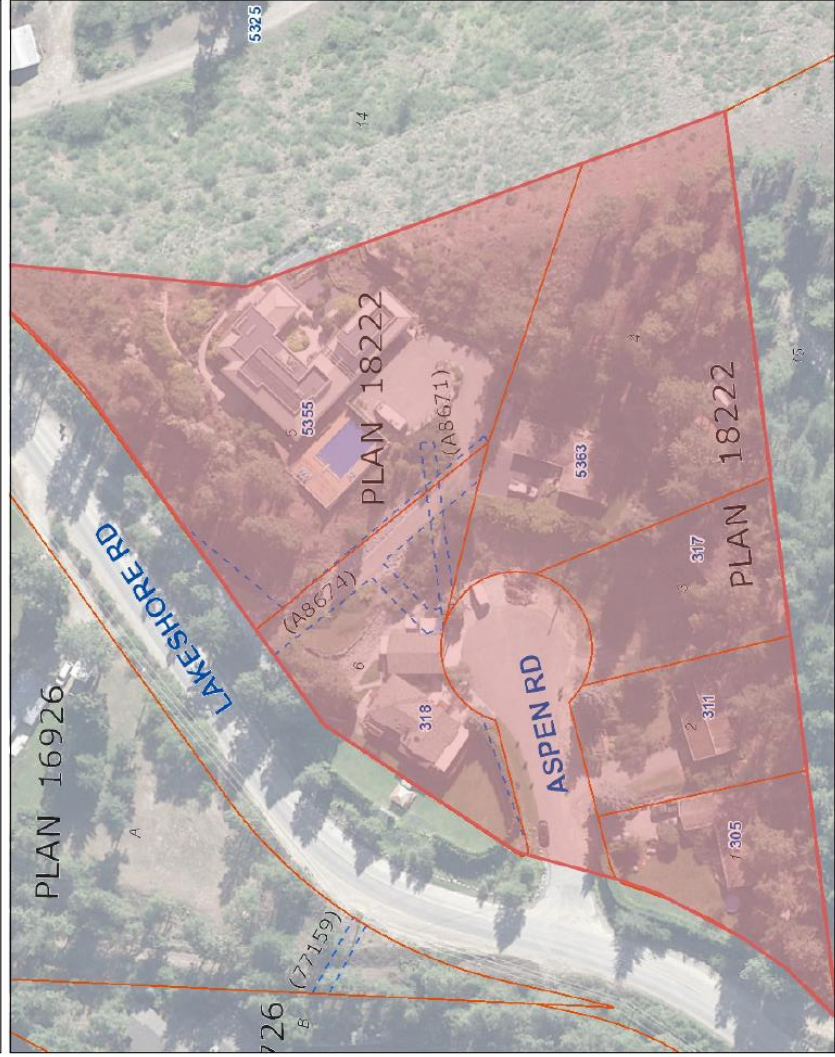
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Mayor

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City Clerk

City of Kelowna **Aspen Court - Local Area Service (Figure 1)**



- Legend**
- - Easements
  - - Legal Lots Text
  - - Legal Anno. Leader Lines



**Notes**

This map is for general information only. The City of Kelowna does not guarantee its accuracy, currency or completeness. All information should be verified.



July 19, 2016