

January 6, 2016

[Address Block]

Dear (insert mail merge),

Re: Public Interest Survey for Infrastructure Upgrades in Appaloosa/Sexsmith Area

A Local Area Service is being explored in your neighbourhood. This process would allow property owners to apply for rezoning but requires water, sewer, drainage and road improvements that property owners would be responsible for the cost.

Should there be significant interest in the City proceeding with the proposed upgrades, (over 50 per cent of property owners respond in favour), the City will conduct a future public open house and pursue a Local Area Service (LAS) bylaw. You will be provided with detailed information about the LAS bylaw process. We will also make information available on how to apply for rezoning for those interested.

**Rezoning**

The majority of properties in your neighbourhood are currently zoned *A1 - Agriculture*. This zone allows agricultural activity and single family residential use. However there are a significant number of uses currently in the area that do not comply with the A1 zoning.

It has been conveyed to the City of Kelowna that properties in this neighbourhood wish to apply for rezoning to *I6 - Transitional Industrial Zone* in order to comply with some of the current and desired uses. The I6 Zoning is in accordance with the Official Community Plan's future land use designation for this area. This zone was recently amended to allow for larger buildings and outdoor storage.

However, in order to be eligible for the rezoning applications, the Appaloosa neighbourhood requires, sewer, drainage and road improvements which include:

- **Introduction of Sanitary Sewer** - Constructing sanitary sewer up to the property line which includes all trunk mains, manholes, services and inspection chambers.
- **Road Improvements (Appaloosa Road residents only)** - Road widening, curb and gutter, sidewalks, street lighting and shallow utility crossings.
- **Drainage Improvements** - Storm water pipe, manholes, catch basins and detention ponds necessary to fix existing deficiencies and accommodate industrial zoning.

While the *I6 - Transitional Industrial Zone* is consistent with the existing OCP land use designation for the area, owners desiring to rezone would still need to submit an application to the City and go through the formal rezoning process, including a Public Hearing and full compliance of the particular zoning requirements.

For more information on the permitted uses and development regulations, please refer to [kelowna.ca/utilities](http://kelowna.ca/utilities) under the I6 zoning information, or contact the Urban Planning Department at 250 469-8626.

## Cost

The infrastructure improvements required vary due to works already done on some streets by other developments in the past. As such, not every property will require the same improvements. The specific services you will receive on your property, if the upgrades proceed, are the following:

Sewer utilities.....	\$(insert mail merge here)_____	Per Property
Drainage improvements.....	\$(insert mail merge here)_____	Per Property
Road construction.....	\$(insert mail merge here)_____	Per linear meter frontage

The estimated costs to you, are based on a apportionment benefit cost for your current property. For installing these upgrades to your property will be \_\_\_\_\_(insert mail merge here)\_\_\_\_\_ in a lump sum or \_\_\_\_\_(insert mail merge here)\_\_\_\_\_ per year over a twenty year period.

Bundling all services into one installation is more cost effective than performing the work separately, and allows for significant cost savings. It should be understood that the costs provided to you are based on everything being done together as a package. Costs would likely be higher if the services were to be separated and constructed at different times.

## Have your Say

City staff will be available at a public meeting to answer any questions you may have.

**When: January 27<sup>th</sup>, 2016 4:30pm - 6:30pm**

**Where: Four Points by Sheraton Kelowna Airport Hotel**

Please note that your feedback is important and will help determine the next course of action. Please fill out the enclosed self-addressed, stamped post card and return to the City of Kelowna by either returning the post card at the open house or by mailing the stamped post card no later than January 28, 2016. From the feed back from the Appaloosa neighborhood, the City of Kelowna will determine if the Appaloosa neighborhood wants to pursue a Local Area service.

Results of the neighbourhood feedback will be mailed to all properties later this year. If there is not significant public interest, the City will not pursue this matter further.

Please feel free to contact Andrew Reeder at [areeder@kelowna.ca](mailto:areeder@kelowna.ca) or 250 469-8876 if you have any further questions or concerns relating to this matter.

Regards,

Andrew Reeder

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Questions on response post card:

Are you interested in further pursuing necessary infrastructure upgrades (the costs of which will be shared amongst all property owners, but will vary depending).

☐ YES      ☐ NO

If no, why? \_\_\_\_\_

Are you interested in further pursuing **ONLY** sanitary sewer infrastructure upgrades (the costs of which will be shared amongst the property owners, but would likely be higher due to restoration costs).

☐ YES      ☐ NO

If no, Why? \_\_\_\_\_

Your address: \_\_\_\_\_ Signature: \_\_\_\_\_