
CITY OF KELOWNA

MEMORANDUM

Date: February 14, 2001
File No.: 5340-09-29
To: City Manager
From: Wastewater Manager
Subject: Totom/Campion Sewer Specified Area No.29

RECOMMENDATION:

THAT the City of Kelowna initiate a Sewer Specified Area project pursuant to Section 646 of the Local Government Act, for the area shown on the attached map, which indicates the proposed service area including Totom Road, Lloyd Road, Campion Road and Cambro Road;

AND THAT Council direct staff to take the necessary steps of advising and involving the affected property owners as required by the Local Government Act.

BACKGROUND:

In 1999, a group of property owners contacted the City Wastewater Department to express their desire to have a sewer system installed in the Totom/Campion area. As a result of this, City Council provided funds in the 2000 budget to engage a Consulting Engineering firm to provide a pre-design assessment of the project. The work was carried out in the summer and fall of 2000 and determined the best pipe routes and the total estimated construction cost to install a sewer system to service all the properties indicated on the attached map.

The pre-design report was submitted to the City in December 2000. An information meeting was hosted on Jan. 24th and all affected property owners were invited to attend. There are 27 Industrial properties in the proposed boundaries, with over 150 Owners (there are some Strata's). The meeting allowed staff the opportunity to present the findings of the pre-design and outline the potential costs of proceeding with the project. 15 people attended the meeting and they represented about half the properties in the affected area. It was apparent that the majority of the property owners in the area, that attended the meeting, were in favour of proceeding with the sewer installation project. On that basis, it is recommended that Council initiate a Sewer Specified Area project for the Totom/Campion area.

The area proposed to be serviced contains a variety of different Industrial uses, from manufacturing plants, to self-storage facilities and even vacant properties. Mill Creek meanders through the center of the area. The soil conditions are reported to be clay and silt which are marginal for septic disposal, and the groundwater level is very close to the surface in some locations.

February 14, 2001

The estimated cost of installing a sewer system in the Totom/Campion area is \$1.65 Million. The cost sharing formula is proposed to be a per-parcel distribution of the project cost, between all the benefiting properties. Based on the pre-design figures, the one-time payment (cash commutation) is estimated to be approximately \$54,000 per parcel, and if the owner chooses to pay over a 20-year period, the estimated annual payment is \$6,750.

After the bylaw has been given initial consideration, all the property owners will be sent a letter notifying them of the proposed local improvement, the terms of payment and of the opportunity to submit a counter-petition to oppose the project. In addition, an advertisement in the newspaper will be posted, and another meeting will be hosted. If the majority of the property owners are in favour of the project, and do not submit counter-petitions, we anticipate proceeding with the Design and Tendering to allow Construction to start late this summer.

W.J. Berry, P.Eng.
Wastewater Manager

John Vos
Director of Works & Utilities

WJB/ms

Attachment