
CITY OF KELOWNA

MEMORANDUM

Date: November 27, 2001
File No.: 5340-09-29
To: City Manager
From: Wastewater Manager
Subject: Campion/Cambro 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 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 in the Totom/Campion area approached the City and asked for a sewer system to be installed in their area. Different options were offered to them, and they ultimately chose to pursue the installation through the Specified Area process. After the Spec Area bylaw was initiated and the 30-day petitioning period was underway, a group of owners in the Willowpark & Loyd Rd area expressed their opposition to the proposed cost allocation. Council defeated the Specified Area bylaw and directed Staff to continue to look for other alternatives to allocate the costs between benefiting properties.

Another meeting was held and after considerable discussion between the owners, it appeared that no consensus was achievable between the two geographically different sub-areas in the proposed Spec Area. After a representative of the Willowpark/Loyd owners sent a letter stating that all 10 owners in their neighbourhood wished to proceed with their own sewer installation, Council approved their request in September, and those Owners have engaged an Engineering firm to commence the design work for their streets.

Staff has continued to work with the property owners in the Campion/Cambro area to determine if they still wished to proceed with a Sewer Specified Area project for the reduced area, and hosted a public meeting on November 14th. The Owners in attendance wanted to continue to pursue a Sewer Specified Area project. The estimated cost of installing a sewer system in the Campion/Cambro area is \$1.19 Million. The cost sharing formula is again proposed to be a per-parcel distribution of the project costs, between all 17 of the benefiting properties. Based on the pre-design figures, the one-time payment (cash commutation) is estimated to be approximately \$66,950 per parcel, and if the owner chooses to pay over a 20-year period the estimated annual payment is \$6,820. Parcels that contain Strata titles (lots) within the parent parcel will be assessed the \$66,950 for the parent parcel, and that amount will be apportioned equally between each of the titled Strata lots.

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 the required number of counter-petitions to defeat the project, we anticipate proceeding with the design early in the new year and the tendering of this project next spring. There are several Rights-of-Way that must be acquired to install the sewer system, and this poses the most likely reason for any delay that might occur.

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

John Vos
Director of Works & Utilities

wjb/

attachment



**AREA
BOUNDARY**



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DATE: NOV.26/01

SCALE: NTS

DRAWN: GT

CAMPION/CAMBRO SEWER SPECIFIED AREA # 29