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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** September 10, 2002  
**File No.:** 5340-09-22B  
**To:** City Manager  
**From:** Wastewater Manager  
**Subject:** Vista Road Sewer Specified Area No.22B

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### **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 of Vista 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:**

Last year, a Property Owner contacted the City Wastewater Department to assist them in getting a sewer system installed along Vista Road to service the neighbourhood. As a result of this, staff conducted a pre-design assessment of the project 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.

Neighbourhood representatives took the information staff provided to them and canvassed the neighbourhood to determine the level of interest in having sewer installed through a Specified Area process. Of the 15 property owners surveyed, 11 of the owners initially wished to proceed with the sewer installation. This represented approximately 73% of the properties in the affected area that were in favour of a sewer project. Subsequently, one of the Owners who was opposed to the project re-canvassed the neighbourhood and this resulted in some of the Owners questioning their support of the project. City staff realized there was a definite interest for sewer in the area, although it appeared that the residents were uncertain or unclear about the project. The Wastewater Division hosted a Public Meeting on July 18<sup>th</sup> and invited all the affected Owners. At the meeting we described the process of creating a Spec Area, as well as identifying the potential costs and timing. We also distributed a Fact Sheet containing most of the questions & answers that people need to know when considering a Sewer Specified Area project. Staff feels that of the 12 people that attended the meeting that there was a majority that wished to proceed and on this basis, we recommended that Council initiate a Sewer Specified Area project for the Vista Road area. This will determine the true level of interest in proceeding with a Sewer installation project.

The area proposed to be serviced consists of 15 single-family homes. The estimated cost of installing the sewer main and services on Vista Rd. is approximately \$120,000 and the costs are proposed to be apportioned by Equivalent Dwelling Units (EDU's) with each single-family home

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as 1 EDU. Based on the established Sewer Service Area charge, the one-time payment (cash commutation) is \$7,450 per parcel and if the owner chooses to pay over a 20-year period, the estimated annual payment is approximately \$776.

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 next Spring.

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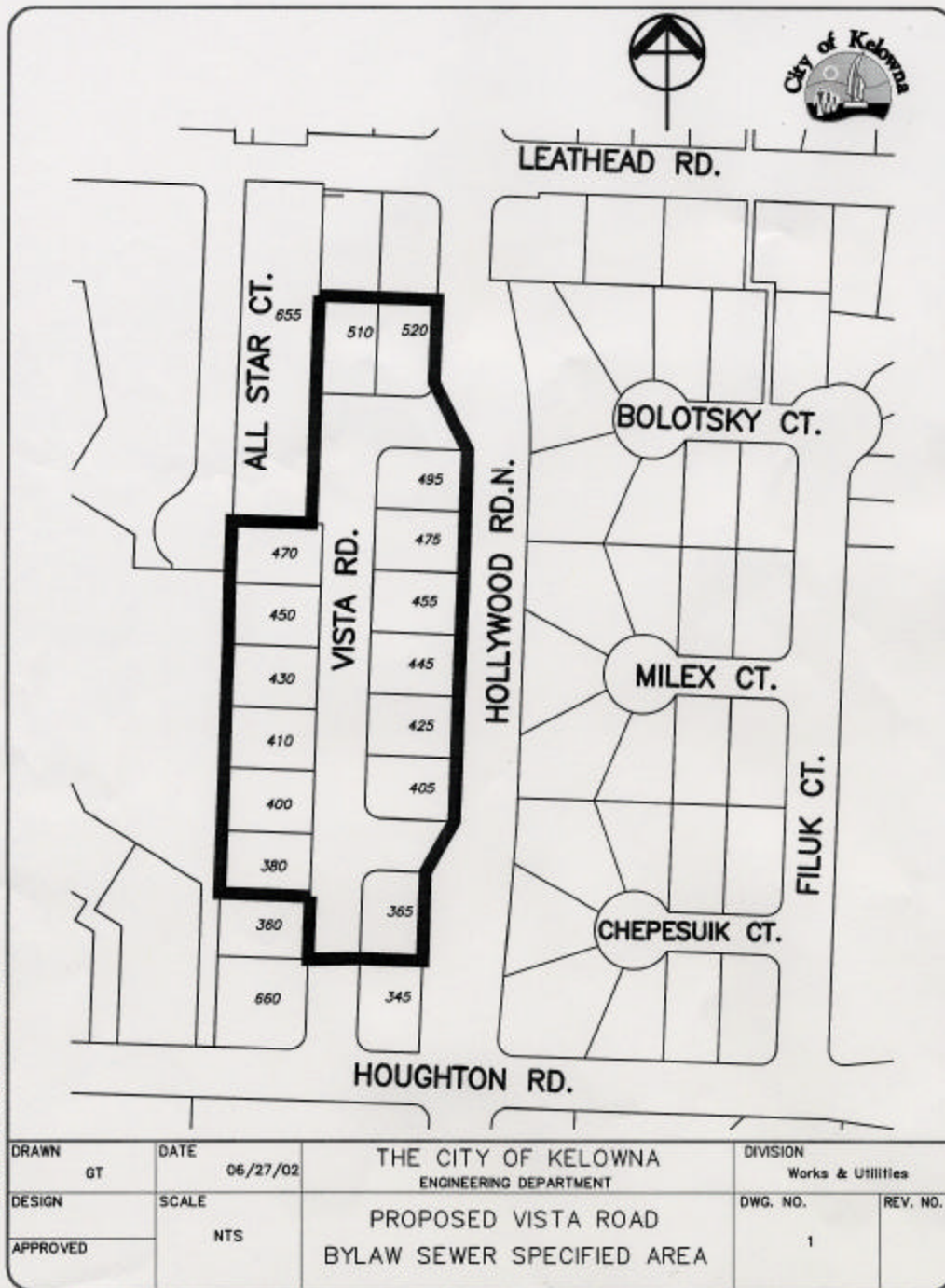
W.J. Berry, P.Eng.  
Wastewater Manager

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John Vos  
Director of Works & Utilities

wjb/

attachment



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DRAWN	GT	DATE	06/27/02	THE CITY OF KELOWNA ENGINEERING DEPARTMENT		DIVISION Works & Utilities	
DESIGN		SCALE		PROPOSED VISTA ROAD BYLAW SEWER SPECIFIED AREA		DWG. NO.	REV. NO.
APPROVED		NTS				1	