



DISTRICT OF WEST KELOWNA

COUNCIL POLICY MANUAL

Pages: 1 of 3

Approval Date: 2009-APR-14

DEPARTMENT:	ENGINEERING
SUBJECT:	SEWER SERVICING

Purpose:

To ensure consistency and fairness to all benefitting property owners.

Procedure:

- 1) Owners shall be required to comply with all provisions and policies of the Strategy.

The purpose of this policy is to ensure that it is explicitly understood that Owners may not choose to apply only some of the policies to their property, but that they are required to comply with all policies.

- 2) The Specified Area charge for the first seven phases of the Strategy is \$10,193 per residential equivalency for both the Glenrosa and Casa Loma/Lakeview Strategy areas. The Specified Area charge for Building and Bare Land Strata developments will be charged per single family residential equivalent unit.

This amount was established by deducting the grant and reserve amounts from the estimated total project costs for the first seven phases, and dividing by the number of benefitting units in those phases, i.e. $\$17,638,331 - (\$6,000,000 + \$1,842,633) = \$9,795,698 / 961 = \$10,193$.

- 3) Upon completion of the Strategy, municipal staff will review all costs to determine if a surplus of funds exists. Any surplus amount will be distributed equally to the property owners of the day.

It is in the spirit of the Strategy to distribute costs and credits in an equitable manner, consequently any overpayments should be refunded.

- 4) The District of West Kelowna will not provide financial assistance for on-site servicing costs unless the on-site servicing is integral to the overall Specified Area collection system as determined by the District of West Kelowna.

Sewer service is provided by the municipality to the property line of each parcel. A variety of factors influences the cost of installing the sewer service from the property line to the building (i.e. length and depth of service, pumps, landscaping features, retaining walls, trench rock), which makes some installations more expensive than others. It does not seem fair that Owners with lower on-site costs would be expected to subsidize those with higher on-site costs, and it would be extremely difficult for the municipality to assess and equitably distribute such on-site costs. Therefore, staff is recommending that the municipality's mandate be limited only to the equitable distribution of off-site costs over the Strategy area, and not get involved with installations on private land by providing financial assistance for on-site servicing, unless the on-site servicing is beneficial to the overall Strategy collection system.

- 5) Any changes to the approved design agreed to by the District of West Kelowna that result in an increase to project costs must be paid by the benefiting property owners prior to construction.

Staff is of the opinion that it is the municipality's obligation to provide sewer service to each parcel within a Specified Area in a location that is the most cost effective for the municipality, and promotes efficient and cost effective long term maintenance objectives. Typically, a sewer service is provided to a property in the road right of way at a reasonable depth. Although staff will try to accommodate Owner input, this sometimes may not be the service location, or depth, that is preferred by the Owner, and may result in a longer on-site service or a pumped service. In such cases Owners may approach the municipality to install a sewer collection system, usually in their backyard, where their on-site service is shorter, or they can connect by gravity versus pumping.

- 6) Building Stratas, Bare Land Stratas, and parcels containing Duplexes will be provided with a maximum of two sanitary sewer service connections.

Stratas are by definition developments that provide their own on-site servicing. Therefore, sewer service is provided to the property line of the Strata development and the Strata is required to construct their on-site servicing works.

- 7) Any other works requested by Owners to service future development within the Specified Area and agreed to by the District of West Kelowna shall be at the Owner's expense and must be paid prior to construction.

Owners requesting that the municipality provide additional works as part of a project to accommodate their future subdivision or development plans are required to pay for such works. This usually includes additional services or alterations / extensions to the approved works, and it is usually less expensive for the Owner if they piggyback on the municipal project versus installing the works later on their own. If the municipality agrees to install such additional works, Owners are required to sign a form that states that by providing such works the municipality is not guaranteeing that a future subdivision or development application will be successful.

- 8) Owners who have not contributed towards a collection system Specified Area and who are making an application to connect to the sanitary sewer will be required to provide a security in the amount of \$10,193 for Casa Loma / Lakeview and Glenrosa, which is equal to the applicable Specified Area charge per residential equivalent unit. The security will be held until the parcel is included in a Specified Area that is established to service the immediate neighbourhood. Once the collection system has been constructed and final costs have been determined, the Owner will be provided with two options:

- i the Owner can request that the security plus interest be reimbursed and can pay their share of the capital cost of the Specified Area charge by taxation over a period of twenty years; or
- ii the Owner can use the security to pay their share of the capital costs. The Owner would be reimbursed any remaining funds or they would be required to make up any shortfall.

This policy is meant to promote the spirit of the Strategy to distribute costs in an equitable manner. Just because an Owner has opportunity to connect to a sewer system adjacent to their land that was installed by others at no cost to them, that Owner should still be contributing to the overall cost of the community sewer system.

Previous Revision/s: (if applicable)