



CITY OF WEST KELOWNA  
**PUBLIC NOTICE OF INTENT**  
TO ESTABLISH THE ROSE VALLEY WATER TREATMENT PLANT  
LOCAL AREA SERVICE BY COUNCIL INITIATIVE –  
SUBJECT TO PETITION AGAINST

In accordance with sections 210, 211, 213 and 217 of the *Community Charter*, the Council of the City of West Kelowna gives notice that it intends to:

- Undertake, on its own initiative and subject to petition against, a local area service to construct and operate a water treatment plant for the benefit of a specified area of the City by adopting City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Bylaw No. 280, 2020 and providing treated water to the 8,267 properties located within the local area service;
- Adopt Rose Valley Water Treatment Plant Loan Authorization Bylaw No. 281, 2020, to authorize:
  - Borrowing up to \$23,500,000 towards the construction of the Rose Valley Water Treatment Plant to be recovered entirely by a local service tax to property owners within the Rose Valley Water Treatment Plant Local Area Service, with a maximum term of debentures of 25 years;
  - Acquiring real property, easements, rights of way, licenses and all things necessary for or in connection with the construction of the Rose Valley Water Treatment Plant.

**Estimated costs of the service:** The estimated total cost of the proposed local area service is \$75,000,000 comprised of capital works funded through a \$41,000,000 grant under the Infrastructure Canada and Province of BC: Clean Water and Waste Water Fund, \$10,500,000 from reserves and the balance, not exceeding \$23,500,000, borrowed upon the credit of the City to be recovered by means of a local service tax imposed by way of a parcel tax under Division 4 of Part 7 of the *Community Charter*, on all land and improvements within the Rose Valley Water Treatment Plant Construction and Operation Local Area Service as shown outlined in bold on the map below. The total maximum principal cost per property is \$2,815 to be paid by each of the property owners which may elect to pay as a one-time charge. A Parcel Tax will be levied on the remaining properties choosing not to pay the principal cost as a one-time charge. The Parcel Tax would be sufficient to cover the annual cost to repay the actual principal cost (maximum principal of \$23,500,000) plus interest for the 25-year borrowing. The estimated annual parcel tax, based on the \$23,500,000 maximum principal, would be approximately **\$150 per year** for the 25 year term.

**Opportunity to Petition Against:** Council may proceed with establishing the local area service unless, by 4:00 p.m. Friday, October 2, 2020 (30 days after notice has been given in accordance with section 213), the Council receives a sufficient petition against the proposed local area service, certified by the Corporate Officer representing at least 50% of the parcels subject to the local area service and representing at least 50% of the assessed value of land and improvements that would be subject to the local service tax.

**PLEASE NOTE:** Owners of parcels subject to the Rose Valley Water Treatment Plant Construction and Operation Local Area Service will be directly notified by mail. Bylaws and other information regarding the Rose Valley Water Treatment Plant Construction and Operation Local Area Service may be obtained from the City of West Kelowna, 2760 Cameron Road, West Kelowna, BC or by the City’s website at [www.westkelownacity.ca](http://www.westkelownacity.ca) or by email at [info@westkelownacity.ca](mailto:info@westkelownacity.ca).