



Regional Board Report

TO: Regional Board

FROM: David Komaike
Director of Engineering Services

DATE: October 13, 2020

SUBJECT: East Trunk Sanitary Sewer – Development Cost Charge Bylaw No. 1463

Voting Entitlement: Stakeholder Vote – West Kelowna – Simple Majority – LGA 209

Purpose: To seek adoption of a new Development Cost Charge Bylaw for the East Trunk Sanitary Sewer System.

Executive Summary:

The Westside Regional Wastewater Treatment Plant and East Trunk Sanitary Sewer Development Cost Charge Bylaws have been under review for the past two years. Regional District Engineering staff have worked extensively with its consultants, stakeholders and the Stakeholder Committee to update population forecasts, development densities, and revised project lists with associated construction costs.

The Westside Regional Wastewater Treatment Plant DCC Bylaw was supported and adopted by the Regional Board in March 2020. The Stakeholder Committee however, requested additional consultation be provided to Westbank First Nation and the City of West Kelowna prior to recommending adoption of the East Trunk Sanitary Sewer DCC Bylaw. This has now been completed.

At the Westbank First Nation Council Meeting of October 5th and City of West Kelowna October 6, 2020, both Councils supported moving forward with the proposed amendments to the East Trunk Sanitary Sewer DCC Bylaw, as outlined in the attached Bylaw No 1463.

RECOMMENDATION:

THAT Regional District of Central Okanagan East Trunk Sanitary Sewer Development Cost Charge Bylaw No. 1463, 2020 be given first, second and third readings and forwarded to the Inspector of Municipalities for approval.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "DK/K", is written over a light blue horizontal line.

David Komaike, P.Eng.
Director of Engineering Services

Approved for Board's Consideration

A handwritten signature in black ink, appearing to read "Brian Reardon", is written over a light blue horizontal line.

Brian Reardon, CAO

Implications of Recommendation:

Strategic Plan:	Contributes toward the priorities of Sustainable Communities and Economic Development by ensuring adequate capacity of our infrastructure to accommodate growth.
Organizational:	The East Trunk Sanitary Sewer DCC Bylaw has the approval of the City of West Kelowna and Westbank First Nation Councils.
Financial:	Ensures orderly development and financing of growth related projects
Legal/Statutory Authority:	The Local Government Act allows for the establishment of DCC Bylaws upon approval of the Inspector of Municipalities.

Background:

The updating of the East Trunk Sanitary Sewer and Westside Wastewater Treatment Plant - Development Cost Charge Bylaws began in 2017. The Stakeholder Committee reviewed the completed Urban Systems reports in October 2018 and the final reports were then circulated to each municipality for final review and comment. Following minor adjustments to refined growth projections, the proposed DCC bylaws were circulated to the outside stakeholders, which included the development community, consulting engineers and the general public.

The new DCC bylaws reflect projects needed to accommodate growth; revised construction estimates; revised trunk sewer capacities; and projects needed to accommodate development for the next 20 years. The new rates have been determined by examining detailed information obtained from municipal growth projections, Official Community Plans, Zoning Bylaws and in-stream development applications from each development area. These estimates have been used to prepare revised DCCs for the East Trunk Sewer and Westside Wastewater Treatment Plant.

The draft bylaws were circulated to the various communities following the February WWTSSSC meeting and have been revised to reflect the most current development projections available to the consultant. The philosophy behind the development of the bylaws and the DCC's themselves has not changed, however the development density, timing and type have been adjusted.

Consultation:

Administration has reached out to the general public, the development community and our member municipalities and solicited comments regarding the proposed new DCC bylaws. As can be expected, the comments received vary considerably and sometimes express diametrically opposed viewpoints.

The consultation process has included:

- Presentations to both the District of Peachland and City of West Kelowna Councils;
- Detailed review/amendment based upon comments received from planning, development and engineering departments;
- Complete background reports have been posted on the Regional District of Central Okanagan website;
- Direct invitations and mail outs have been sent to the development community;

- Advertisements and notices were placed in local papers;
- A stakeholder meeting and public open house were held to invite open dialog on the proposed new bylaws. Comments were then received for an additional 3 week following the meeting.
- An information meeting was held on September 18th for the City of West Kelowna and Westbank First Nation Councils. The meeting provided an opportunity for Council and staff input, a review of options and clarification of costs.

Council Recommendations:

At the Westbank First Nation Council Meeting of October 5th and City of West Kelowna October 6, 2020, both Councils supported moving forward with the proposed amendments to the East Trunk Sanitary Sewer DCC Bylaw, as outlined in the attached Bylaw No 1463.

Financial Considerations:

Moving forward with the adoption of the new East Trunk Sanitary Sewer DCC Bylaw will help to ensure the long-term viability of the infrastructure and facilities. Over the next 20 years, the system will require more than \$13,000,000 in upgrades to accommodate the expected growth in the area, with most funded via DCCs payments. The new bylaw will ensure that adequate capacity exists to accommodate new development.

SCHEDULE 'A' REGIONAL DISTRICT OF CENTRAL OKANAGAN EAST TRUNK SANITARY SEWER DEVELOPMENT COST CHARGE BYLAW 1463, 2020		
Land Use	Existing Development Cost Charge	2020 Development Cost Charge
Single Detached Residential (per parcel created at subdivision)		
Mobile Home, Modular Home, Manufactured Home - where the units are not located on their own individual lots or bare land strata lots (per dwelling unit)	\$564	\$2,353
Duplex or Triplex (per unit permitted on the parcel at time of subdivision)		
	\$395	\$1,569
Multiple Housing Residential (per dwelling unit)		
Industrial (per 100 m2 gross floor area)	\$233	\$1,020
Commercial (per 100 m2 gross floor area)	\$260	\$1,020
Institutional (per 100 m2 gross floor area)	\$233	\$863

Alternative Recommendation:

THAT the Regional Board receives the Westside Regional Wastewater Treatment Plant – Development Cost Charge Bylaw report for information.

Attachment(s):

- East Trunk Sanitary Sewer – DCC Bylaw No. 1463

Considerations not applicable to this report:

- *General*
- Policy