



# Regional Board Report

**TO:** Regional Board

**FROM:** David Komaïke  
Director of Engineering

**DATE:** November 30, 2020

**SUBJECT:** Falcon Ridge – Water Service Area Expansion

**Voting Entitlement:** *All Directors - Unweighted Corporate Vote-2/3 Majority LGA 214*

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**Purpose:** To expand the Falcon Ridge Water Service Area in response to a petition from property owners.

## **Executive Summary:**

The Regional District was contacted by two property owners within the Falcon Ridge community to request connection to the RDCO water system. The proposed bylaw expands the service area to include the subject properties requesting to connect to the water service.

Design and construction work required to physically connect multiple properties within the Falcon Ridge Water Service Area to the water system is expected to occur early in 2021 and is proposed within next year's capital budget for the utility. The estimated \$178,000 cost of the project will be funded by the new customers, excluding District Lot 3742, ODYD, Exc. Plan A237, 23539, 27945. This lot is exempt due to the Statutory Right of Way Agreement which allows for two domestic water service connections to the property line at the Regional District's cost as compensation for the Right of Way.

## **RECOMMENDATION:**

**THAT** the Regional District of Central Okanagan Falcon Ridge Water Service Area Establishment Amendment Bylaw No. 1471, 2020 be given first, second and third readings and adopted.

Respectfully Submitted:

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David Komaïke  
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 grid background.

Brian Reardon, CAO

*Prepared by:* Travis Kendel, Manager Engineering Services

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### Implications of Recommendation:

#### Financial

- Expanding the Service Area allows the existing and new customers to benefit from economies of scale.
- Property owners that have opted to connect to the Falcon Ridge water system pay for their portion of the required capital works to physically connect to the system in addition to a portion of capital works for the existing treatment capacity.

#### Legal/Statutory Authority:

- Bylaw No. 369, established the Falcon Ridge Water Service Area in 1990.
  - Bylaw No. 1462, amended the Falcon Ridge Water Service Area in 2020.
  - Section 337 of the *Local Government Act* provides for a valid petition to be received to amend the service area boundary.
  - Section 349 of the *Local Government Act* provides for the amendment of establishing bylaws the *Regional District Establishing Bylaw Approval Exemption Regulation* exempts the requirement for the Inspector of Municipalities approval to add parcels to the service area.
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### Background:

In the fall of 2020, the Regional District was approached by two property owners within the Falcon Ridge community requesting connection to the RDCO system because they had not provided their signed petitions prior to the September 10, 2020 amendment to expand the service area under Bylaw No. 1462.

The RDCO provided new petitions to the two properties in Falcon Ridge that expressed interest in connecting to the RDCO water system. Petition responses from each property are summarized below:

Property	Response
District Lot 3742, ODYD, Exc. Plan A237, 23539, 27945	YES
Part S ½, Section 13, Township 27, ODYD, Exc. Plan A237, 22000, 22193, 22289, 23539, 27945	YES

The proposed Bylaw enables the expansion of the service area to include these properties.

Design and Construction work required to physically connect the properties within the Falcon Ridge Water Service Area to the water system is expected to occur in 2021 under next year's budget, subject to consideration and approval by the Board.

### Financial Considerations:

- Property owners that have elected to be within the water service area will not be charged for water services until the provision of those services has commenced.
- There are no financial implications to those properties already connected to the water system and paying related service fees and charges.
- The Statutory Right of Way Agreement for District Lot 3742, ODYD, Exc. Plan A237, 23539, 27945 allows for two domestic water service connections to the property line

at the Regional District's cost, and no charges that would otherwise be payable in connection with the Lands. As such, the capital costs and cost to buy capacity from the water system in the amount of \$19,500 is not applicable to that parcel.

- Total estimated cost to service the expanded Service Area is \$178,000 and will be funded by new customers. The proposed 2021 Capital Budget of \$225,000 includes the service area expansion; the installation of fire hydrants; and the fulfillment of the right of way agreement obligations.

**External Implications:**

Although approval of the bylaw is not required by the Inspector of Municipalities, the Regional District is required to forward the approved bylaw to the Province.

**Alternative Recommendation:**

**THAT** the Board receives the Falcon Ridge Water Service Area expansion report for information.

Attachment(s):

- Falcon Ridge Water Service Area Bylaw No. 1471