



ENGINEERING SERVICES

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February 5, 2009

Dear Sir or Madam:

**Re: Upper Fintry / Shalal Road / Valley of the Sun
Proposed Water System**

The Regional District of Central Okanagan has been approached by property owners from the Upper Fintry, Shalal Road, and Valley of the Sun subdivisions to create a service area to design and construct a domestic water system with fire flows. Per legislation, with any new service community support must be obtained, either by referendum or by petition prior to commencing construction. Following the deadline for the receipt of petitions (March 9th, 2009), a public meeting will be held on **Thursday, March 19th, 2009 at 7:00pm** at the **Killiney Beach Community Hall** to discuss the petition results.

Capital Costs (either one-time only fee OR taxes for 30 yrs)

The cost to design and construct a water system to service the three areas is estimated to be approximately six million dollars. This equates to approximately **\$17,500 per parcel**. Each property owner will be given the option to either commute the cost by making a one time lump sum payment in full, or have the amount added to their annual property taxes and amortized over a period of thirty years (*approximately \$1,275 per year estimating an interest rate of 6%*).

Connection Costs (one-time only fee)

The capital cost only covers bringing the water service to your property line, often referred to as the off-site costs. The 'other' fees and charges you'll face to physically connect your home to the water system are as follows:

1. On-site Costs (*bring the water service onto your property and connect your home*)
2. Application Fee - \$200.00*
3. Water Meter Fee - \$440.00*
4. Building Permit Fee - \$150.00*

* 2009 rates.

User and Maintenance Fees (annual fees)

In addition to the capital cost there will be user and maintenance fees, collected semi-annually through our utility billing system. The user fees will apply to only those parcels physically connected to the water system and charged on actual use as per the meter readings, whereas the maintenance fee is a flat fee which will apply to all properties including vacant lands. We estimate the user fee to be approximately \$300.00 per year (use to be metered and user fee will be dependant on amount consumed) and the maintenance fee to be \$150.00 per year.

The Regional District currently operates five other water systems. Our rates vary from one system to the next depending on the size of the system and number of users. The user and maintenance fees currently charged on these other systems are as follows:

System	#Parcels	#Connected	Annual User Fee	Annual Maintenance Fee
Falconridge	54	53	\$430.96	none
Killiney Beach	429	270	\$220.76	\$120.00
Sunset Ranch	230	181	\$242.32	Currently subsidized by Developers
Trepanier	8	8	\$1,076.88	(merged – no vacant parcels)
Westshore Estates	515	207	\$220.76	\$130.00

Petition

In order for the Regional District to provide water by means of a service area, the Local Government Act requires that a sufficient petition is received from the property owners. A sufficient petition must meet the following criteria:

- (a) must be signed by at least 50% of the owners of the parcels liable to be charged for the proposed service, and
- (b) must be signed by a sufficient number of owners of parcels liable to be charged for the proposed service that the total value of their parcels represents at least 50% of the net taxable value of all land and improvements within the proposed service area.

If you are **in favour** of the proposed water system, we will require that all petitions are signed by all property owners, witnessed and dated, and returned to this office no later than **March 9th 2009**. Please ensure that if the property is jointly owned, that both property owners sign the petition.

If you feel that the service is not required, for our records please return the petition to our office with "NO" written across the page. It is imperative that all properties are accounted for, and we will follow up with any property owner who has not responded by March 9th 2009.

Should you have any questions, please feel free to call our office at 250-469-6241.

Yours truly,



Delphine Maja
Sr. Engineering Technologist