



LANDROVER DEVELOPMENTS INC.
PROPOSED ACCESS EASEMENT
THROUGH LOTS 1 & 2
AND EASEMENTS 40' WATERTONE
LOT 1 PLAN 2237 00YD
JAN 5, 1995



NOTICE OF PROPOSED IMPROVEMENTS

SPECIFIED SEWER AREA NO. 14 - HENKEL/NORTH GLENMORE ROADS - BY-LAW NO. 6592-90

The Council of the City of Kelowna, under Section 674 of the Municipal Act, proposes of finance construction of a sanitary sewage collection system to serve the specified area shown on the drawing herein described, and to maintain and operate the system in accordance with normal practices within the City. The total cost of construction is to be paid for by the benefiting property owners and is to be financed through debenture borrowing and the amount borrowed will be repaid over a twenty (20) year period. The annual debt repayment costs are to be recovered from the benefiting properties annually on a user fee per dwelling unit.

1. Estimated Cost of Sanitary Sewer System.....	\$550,700.00	
	If Provincial Grant is Received	If NO Provincial Grant is Received
Amount to be borrowed	\$413,026.00	\$550,700.00

At the present time, the Provincial Government's sewer grant policy is that it may provide a grant of 25% of the cost of the project. However, there is no guarantee that every project will get a grant. Therefore, we have shown in this notice what the estimated annual cost would be if the grant were not received or if one is received.

	If Provincial Grant is Received	If NO Provincial Grant is Received
Annual User Fee per dwelling unit	\$ 875.00	\$ 899.00

Other Charges

In addition to the annual debt repayment costs of the system being recovered over a twenty (20) year period by the imposition of the aforementioned charges, the following charges which are levied against all users of the City of Kelowna sewerage system will also be levied for operating, maintenance and debt charges for trunk, treatment and disposal facilities.

1. One Time Charge

Sewer Development Fee (By-Law 3480, as amended)

Residential: \$300.00/unit

Commercial: Variable according to size

Connection Fee

a) parcel of land within the Sewer Specified Area containing not more than one single family residential dwelling unit at the date of adoption of the Specified Sewer Area No. 14 By-Law No. 6592-90 shall be provided with one 100 mm diameter sewer connection from the main to the property line as part of the specified area by-law cost.

b) All future developments, parcels containing more than one single family residential dwelling unit and all commercial or industrial developments will be required to pay a connection fee as follows:

100 mm Connection (Current Charge) -\$700.00
Connection larger than 100 mm - Variable

It is the intention of City Council to require owners of real property in the specified area to connect their buildings to the City sewer under Section 611 of the Municipal Act.

2. Annual Parcel Tax of \$40.00 per parcel (By-Law 4789-79).

3. Monthly charges for the use of the system:

Residential: Currently \$4.32 per month per dwelling unit.

Commercial Based on metered use - rates per By-Law 3480 as amended.

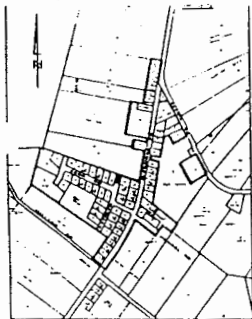
Petitions Against the Proposed Works

a. Any person who is the owner of a parcel liable to be specially charged may petition against such work and unless within one month from the date a Notice of Intention is published (March 24, 1990), a majority of those owners (51%) representing at least one-half of the assessed value of parcels liable to be specially charged so petition, Council may proceed with the work.

b. Petitions must be in writing, signed by the owners of the parcels liable to be specially charged for the proposed works, showing the legal description of his property, and where the property is owned by more than one person, a majority of the owners must sign the petition for that property. Petitions may be by individual letter or may be circulated and contain the names of several affected property owners.

c. Owners of parcels are defined as owners of land. Therefore, only owners of land may petition against this project.

d. Petitions will be received on or before Wednesday, April 25, 1990 at 4:30 p.m. in the office of the office of the City Clerk, City Hall, 1435 Water Street, Kelowna, B.C.



Individual notices specifying applicable charges have been mailed to all owner(s) of properties in the specified area. If you have any questions concerning the proposed Specified Area, you are invited to contact the appropriate department at City Hall, 1435 Water Street (763-6011):

Boundaries, Construction
Scheduling & Hookup
Engineering Dept.,
Mr. K. Hanson

Financial Matters
(Parcel Tax, etc.)
Finance Dept.
Mr. T. Wong

Petition Procedure
City Clerk's Office,
Mr. D. Shipclark

A PUBLIC MEETING will be held to provide an opportunity for you to ask any questions concerning this proposal.

DATE AND LOCATION OF PUBLIC MEET:

North Glenmore Elementary School
1912 Union Road, Kelowna, B.C.
7:00 P.M., Wed., April 4, 1990

R. A. Beauchamp, City Clerk
March 23, 1990