

TOWN OF LAKE COWICHAN
2023 Local Area Service Establishment
Bylaw No. 1095-2023

A bylaw to establish the Greendale Road Sanitary Sewer Extension Service
to the Greendale Road area.

WHEREAS the *Community Charter* authorizes the Council of the Town of Lake Cowichan, by bylaw, to establish a local area service;

AND WHEREAS Council initiated the process pursuant to the *Community Charter* to undertake a local service area as described in this bylaw;

AND WHEREAS 100% of the costs will be paid for by the owners within the local area service;

NOW THEREFORE the Municipal Council of the Town of Lake Cowichan, in open meeting assembled, enacts as follows:

1. CITATION

That this bylaw may be cited for all purposes as “**Town of Lake Cowichan Greendale Road Sanitary Sewer Local Area Service Establishment Bylaw No. 1095-2023**”.

2. SERVICE

A local area service is created for the purpose of designing, constructing, and installing a sanitary sewer line within the Service Area.

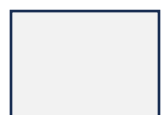
3 SERVICE AREA BOUNDARIES

The boundaries of the local area service are shown on the map on Schedule “A” attached to and forming part of this bylaw.

4. COST RECOVERY

4.1 The costs for the local area service will be 100% recovered as a local service tax imposed on the land value of properties within the local service area. The costs not exceeding \$2,200,000 plus interest shall be apportioned among the properties within the local service area by the assessment of each property.

4.2 Should the sums recovered through the levy of the local service parcel tax at any time be insufficient to meet the costs of repayment of the debt, the Council may levy and impose within the benefiting area an additional rate on the land over and above all other rates sufficient to meet such deficit in the same manner and time as other general municipal levies.



5. METHOD OF RECOVERY

Owners whose parcels are subject to the local area service tax under this Bylaw may commute the special charges imposed on them by making one-time payment of the portion of the cost of construction assessed upon their parcel within sixty days of receipt of written instructions from the Collector or on any anniversary date of the loan borrowed under this bylaw. The amount of the one-time cash payment after the loan has been incurred will vary depending upon a number of factors including the year of payment, interest rate of the loan and the rates of return on the sinking fund and cash commutation fund.

READ A FIRST TIME on the 24th day of October, 2023.

READ A SECOND TIME on the 24th day of October, 2023.

READ A THIRD TIME on the 24th day of October, 2023.

RECONSIDERED, FINALLY PASSED and ADOPTED by the Municipal Council of the Town of Lake Cowichan on the ____ day of _____, 2023.

Tim McGonigle
Mayor

Joseph A. Fernandez
Corporate Officer

