

PUBLIC NOTICE-LOCAL AREA SERVICE

NOTICE IS HEREBY GIVEN of the intention of the City Council of the Corporation of the City of Cranbrook, pursuant to Sections 179, 210, 211, 213 and 217 of the Community Charter S.B.C. 2003, c.26, to initiate a Local Area Service for the South Hill area of Cranbrook. The boundaries of the proposed Water and Sanitary Sewer South Hill Local Service Area are shown outlined in heavy black line and labelled “SUBJECT AREA” on the map below.



Subject to petition against, the City Council for the City of Cranbrook intends to:

- adopt “Water and Sanitary Sewer South Hill Local Service Area Establishment Bylaw No. 4105, 2023” to establish a Local Area Service to:
 - design and construct Local Area Service works. These works include, but are not limited to, water distribution, sanitary sewer collection, water and sanitary sewer connections, and related appurtenances;
 - acquire real property, easements, rights-of-way, licenses, right or authorities as may be required, requested or desirable for or in connection with the construction and operation of the Water and Sanitary Sewer South Hill Local Area Service; and
 - finance the cost of borrowing for such design, construction and acquisition. (the “Services”)
- adopt “Loan Authorization Bylaw (Water and Sanitary Sewer South Hill Local Area Service) No. 4106, 2023” to authorize borrowing up to \$4,155,000 towards the design and construction of the Local Area Service works, acquiring interests in land required for such construction, and paying borrowing costs. The maximum term for issuing debentures for this debt is thirty years. All of the borrowing costs will be recovered by the Local Service Tax, which will be in the form of a parcel tax based on the taxable area of each parcel, assessed to owners of property within the Water and Sanitary Sewer South Hill Local Service Area.

The estimated cost of constructing the Local Area Service works and acquiring all interests in land necessary for that purpose and financing the borrowing costs is \$4,572,000, plus interest. Up to \$330,200 will be funded by water frontage tax and up to \$86,800 will be funded by sewerage frontage tax.

The net cost of the Services, and the amount to be recovered by a Local Service Tax from property owners in the Local Service Area is \$4,155,000, plus interest. In addition, any costs in excess of the \$4,572,000 estimate will be funded by water frontage tax and sewerage frontage tax. The Local Service Tax will be sufficient to cover the annual cost to repay the net cost, plus interest, for the 30-year term.

Council may adopt “Water and Sanitary Sewer South Hill Local Service Area Establishment Bylaw No. 4105, 2023” and “Loan Authorization Bylaw (Water and Sanitary Sewer South Hill Local Area Service) No. 4106, 2023” unless a sufficient petition against those bylaws is presented within 30 days after the second publication of this notice. In order for a petition against Water and Sanitary Sewer South Hill Local Service Area Establishment Bylaw No. 4105, 2023” and “Loan Authorization Bylaw (Water and Sanitary Sewer South Hill Local Area Service) No. 4106, 2023” to be certified as sufficient and valid, the petition must be signed by owners of at least 50% of the parcels that would be subject to the local service tax, and the persons signing must be the owners of parcels that in total represent at least 50% of the assessed value of land and improvements that would be subject to the Local Service Tax.

The petition must include the petitioner’s full name, signature (by authorized signing officers in the case of corporations or a society), mailing address, civic address and legal description of the property owned by the petitioner within the proposed Water and Sanitary Sewer South Hill Local Service Area. A sample petition is provided below. If the property is owned by 2 or more persons, they are not entitled to file a petition unless the majority of them concur and the petition must be signed by a majority of the owners.

This notification letter has been sent to the owners of the parcels that would be subject to this local service tax, at the applicable address as set out in the last revised assessment roll. Public notice has also been or will also be provided by publication in the Kootenay News Advertiser newspaper, by posting a copy in the notice board at Cranbrook City Hall and placed on the City of Cranbrook website – Public Notice Webpage.

DEADLINE TO RECEIVE PETITION AGAINST FORMS: Monday, January 22, 2024 at 4:00PM Local Time.

To be considered, an originally-signed Petition Against form must be received by the Corporate Officer, Corporation of the City of Cranbrook, at 40 – 10th Avenue South, Cranbrook, BC, V1C 2M8 before the Deadline specified above.

“Water and Sanitary Sewer South Hill Local Service Area Establishment Bylaw No. 4105, 2023”, “Loan Authorization Bylaw (Water and Sanitary Sewer South Hill Local Area Service) No. 4106, 2023” and newspaper publication may be inspected between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays, up until January 22, 2024. These materials are posted on the bulletin board in the foyer at City Hall, and are available in the office of the City Clerk at the address above.

An Open House has been scheduled on Wednesday January 10, 2024 at 6:00pm at the Manual Training School, 1212 2nd Street North. For owners wishing to know more, additional information can be found at the City’s website <https://cranbrook.ca/southhill>.

PETITION AGAINST

The undersigned, being the owner(s) of the following lands, hereby petition(s) against the adoption of Water and Sanitary Sewer South Hill Local Service Area Establishment Bylaw No. 4105, 2023 and Loan Authorization Bylaw (Water and Sanitary Sewer South Hill Local Area Service) No. 4106, 2023:

Name(s) of all land owner(s): _____

(insert full name(s) of all owners)

Civic Address of the lands: _____ Cranbrook, BC

Legal Description of the lands:

PID: _____

(Add additional civic address and legal description for each parcel included in this Petition Against that is owned by the same parties – a separate Petition Against is required for each parcel if it is not owned by the same parties)

If the lands are owned by 2 or more persons, I certify that the majority of the owners of the lands concur with and have signed this Petition.

If the lands are owned by a corporation or society, I certify that I am duly authorized to sign this petition on behalf of the owner.

(print name in full)

(signature)

Mailing Address _____

(print name in full)

(signature)

Mailing Address _____

(Add additional owner names, signatures and addresses as required)