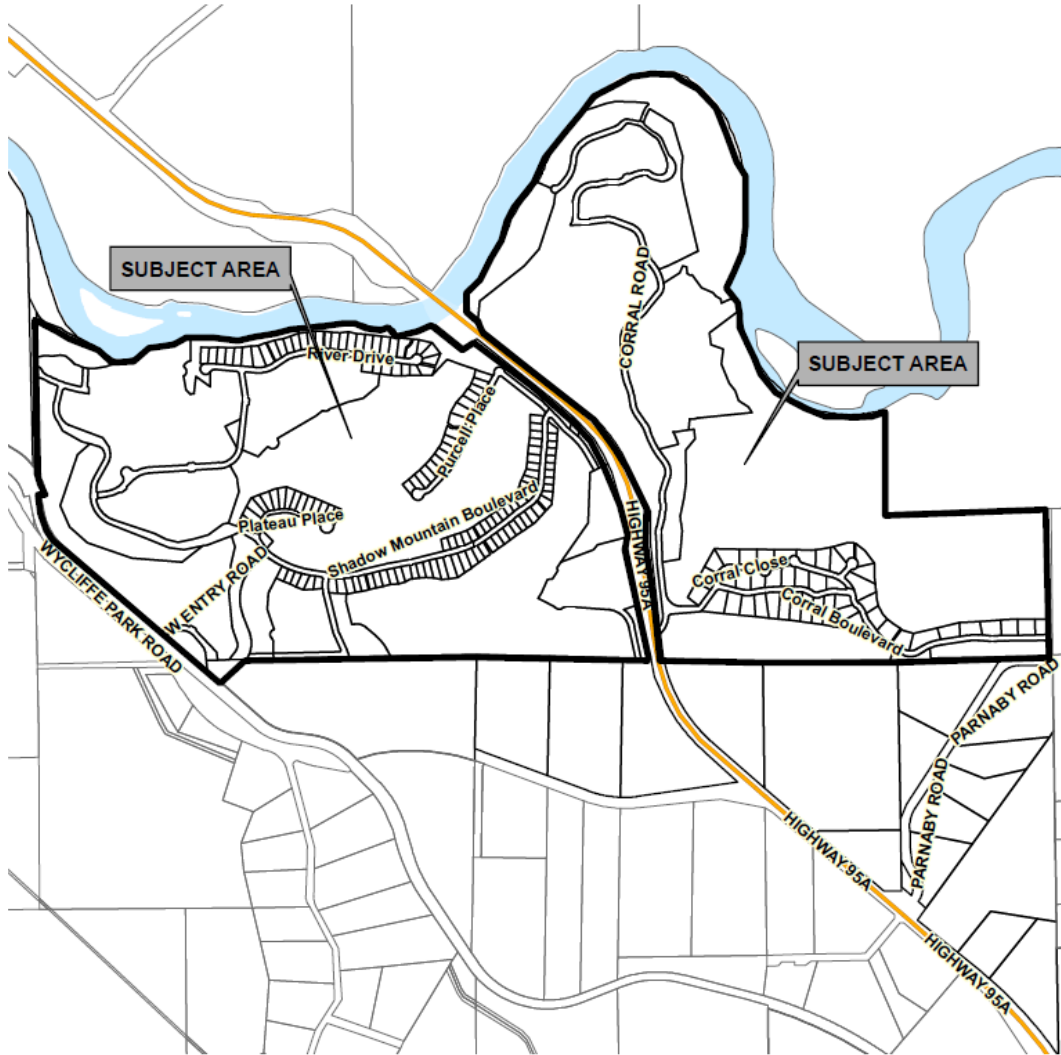


PUBLIC NOTICE-LOCAL AREA SERVICE

NOTICE IS HEREBY GIVEN of the intention of the City Council of the Corporation of the City of Cranbrook, pursuant to Section 210, 211, 213 and 217 of the Community Charter S.B.C. 2003, c.26, to initiate a Local Area Service for the Shadow Mountain Development. The boundaries of the proposed Shadow Mountain Sanitary Sewer Construction 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 "Shadow Mountain Sanitary Sewer Construction Local Service Area Establishment Bylaw No. 4094, 2022" to establish a Local Area Service to:
 - construct Local Area Service works. These works include, but are not limited to, three pump stations, alarm systems, SCADA systems, forcemain, gravity sewer, highway crossings, electrical services to the pump stations, a water service to one of the pump stations, 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 Shadow Mountain Sanitary Sewer Construction Local Area Service; and
 - finance the cost of borrowing for such construction and acquisition.

(the "Services")

- adopt "Loan Authorization Bylaw (Shadow Mountain Sanitary Sewer Construction Local Area Service) No. 4095, 2022" to authorize borrowing up to \$9,120,300

towards the construction of the Local Area Service works, acquiring interests in land required for such construction and operation 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.

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 \$10,120,300. A portion of the costs would be paid from development cost charges held by the City of Cranbrook.

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 \$9,120,300, plus interest. The Local Service Tax will be in the form of a parcel tax based on the taxable area of each parcel, assessed to owners of property within the Shadow Mountain Sanitary Sewer Construction Local Service Area, with different rates for parcels with a taxable area less than 454,000 square metres and parcels with a taxable area equal to or greater than 454,000 square metres. No portion of the cost of the Services will be recovered by a general municipal tax. The Local Service Tax would be sufficient to cover the annual cost to repay the net cost, plus interest, for the 30-year term.

Council may proceed with this Local Area Service unless a sufficient petition against the Local Area Service is presented within 30 days after the second publication of this notice. In order for a petition against this Local Area Service 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 within the proposed Shadow Mountain Sanitary Construction Sewer Local Service Area owned by the petitioner. 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.

In addition to this notice, the City will send out notification letters 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.

DEADLINE TO RECEIVE PETITION AGAINST FORMS: Monday, October 31, 2022 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.

“Shadow Mountain Sanitary Sewer Construction Local Service Area Establishment Bylaw No. 4094, 2022”, “Loan Authorization Bylaw (Shadow Mountain Sanitary Sewer Construction Local Area Service) No. 4095, 2022” and notification letter may be inspected between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays, up until October 31, 2022. 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.

A virtual Open House has been scheduled on Tuesday October 18, 2022 at 6:00pm. For owners wishing to participate in the virtual Open House more information can be found at the City's website <https://cranbrook.ca/shadowmountain/>.
