

*The Corporation of the District of Peachland
Policy*

EXPANDING OR ADDING PROPERTIES TO LOCAL SERVICE AREAS

Effective Date: June 14, 2005	Authorized By: Council – Regular Meeting	Replaces: New Policy
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Local service areas are used to allocate the costs of certain improvements to the owners of the properties that may benefit from the improvement. Once the local service area improvements have been constructed, there is the potential that the improvements will make a property developable, or developable at a density that may not have been possible without the improvement. This policy establishes the terms and conditions for a financial contribution from properties developing adjacent to local service areas.

When a property is abutting or partially included in the boundaries established by bylaw of a local service area and the owner wishes to utilize the benefit of the improvements carried out within the local service area, the following applies:

1. Any owner whose parcel is subject to a parcel tax may, in lieu of the annual parcel tax levied to cover the debt charges, make a one-time cash payment over a sixty day period commencing on the date of the notification letter to registered owners of parcels within the local service area.
2. If a single parcel or lot is located immediately adjacent to or outside of an existing local service area, and only requires a utility service line (as defined by the Public Works and Utilities Department), then that parcel or lot will be required to join the local service area as a condition of the District allowing the connection. Once added, the lot or parcel will be subject to all the fees and charges of the local service area.
3. If any part of a property being subdivided or developed falls within a local service area, the local service boundary will be amended to include the entire property, including any and all parcels or lots created through subdivision of the original property. Once added to the local service area, those lots or parcels will be subject to the fees and charges of the local service area.
4. If a parcel or lots are located immediately adjacent to or outside of an existing local service area (and are fully outside the local service area boundaries), and require a utility main extension (such as a water or sewer main), and the utility main extension is completely funded by the developer of the parcel or lots, then the parcel or lots will be required to join the adjacent local service area, and will not be subject to the aforementioned local service area charges.
5. A one-time cash payment made waives the parcel tax payable with respect to one parcel only within the local service area and the owner of a parcel being subdivided in respect of which a one-time cash payment has been made shall advise the District of Peachland to which parcel created as a result of subdivision the one-time cash payment is to be applicable (the ‘Designated Parcel.’) This applies to further subdivisions of the Designated Parcel.
6. A parcel created by subdivision other than a Designated Parcel shall be made liable and shall continue to be liable for the parcel tax throughout the duration of the debt servicing period in respect of which the parcel tax is imposed as if no one-time cash payment has been made in respect of the parcel.

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7. If a commuted lot is consolidated with any other lot subject to a parcel tax, then the new consolidated lot will be deemed to not be subject to the parcel tax.