

December 23, 2022

Peter Bryce
Ryder Lake Farmers Institute

Dear Mr. Bryce,

Re: *Proposed Water Service to Ryder Lake*

Thank you for the recent invitation to speak at the Ryder Lake Farmers Institute. As there is continued interest in the proposed extension of water service to Ryder Lake, the purpose of this letter is to provide written guidance and information regarding the Local Area Service program. Please feel free to share the letter or attach it to the online digital petition.

Through a Local Area Service (LAS), property owners who seek neighbourhood improvements, such as water service and fire protection, can petition Council asking for the City to undertake the work. With a Local Area Service, the City's Water Fund pays 17% of the cost of the project and the benefiting property owners pay 83% of the cost. If infrastructure grant funding is available from the Federal or Provincial government supporting the project, the City would apply on behalf of the residents, and the resulting grant would offset the resident's share of the costs. The City is not aware of any relevant grant programs that are available at this time.

For a Local Area Service, an informal petition would be conducted by an interested resident willing to represent the neighbourhood, and can be submitted to the City with at least 50% of the affected area in favour of the project. Should the informal petition show 50% support from the affected property owners, the City will proceed with engaging an engineering consultant to design the water system and provide a cost estimate before coming back to the residents and presenting the results.

Once the project cost assessment is complete, the individual property's share is determined, and the City's Corporate Officer would conduct a formal binding petition. To get the project approved by Council, the formal petition must be signed in favour by at least half of the property owners, representing at least half of the assessed value of the properties benefiting, and returned within 60 days after initial receipt. Local Area Services are paid through a single payment or through annual installments added to property taxes. If paying through annual instalments, an interest component will be added. As the petition is binding on the entire benefiting area, all parcels within that area would be subject to the property tax, whether the owner voted in favour of the service or not.

Based on preliminary estimates, extending water service to Ryder Lake as a local improvement project would cost **\$150,000 per lot for domestic water service and fire protection**. The cost estimate is based on a servicing study done in 2006, with costs adjusted to current values. Water service with fire protection would include a larger diameter watermain, the associated reservoirs, pump stations, appurtenances and fire hydrants to provide full municipal fire protection.

An address list for the Ryder Lake area – edited to exclude Crown Land and City Parks, is attached, as well as a sample petition form and an area map. Residents may petition for water service to all of Ryder Lake, or for specific areas or roads where there is majority support from residents.

If you have any questions about the project cost or the local improvement process please call me at (604) 793-2815.

Yours truly,



Kara Jefford, P.Eng.

Deputy Director of Engineering

KJ/km